

An Architectural and Archaeological Assessment of the Pfeiler Farm Property, Ventura County, California

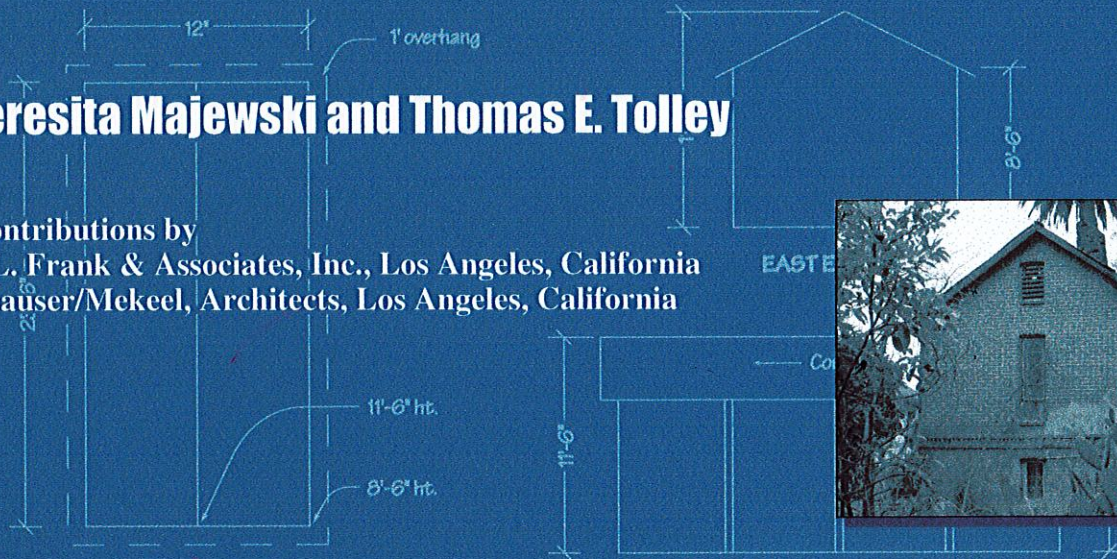
by **Teresita Majewski and Thomas E. Tolley**

with contributions by
Myra L. Frank & Associates, Inc., Los Angeles, California
Offenhauser/Mekeel, Architects, Los Angeles, California

Final report prepared for
John Laing Homes
16380 Roscoe Boulevard, Suite 200
Van Nuys, CA 91406

Technical Report 02-57
Statistical Research, Inc.
Tucson, Arizona • Redlands, California

December 9, 2002



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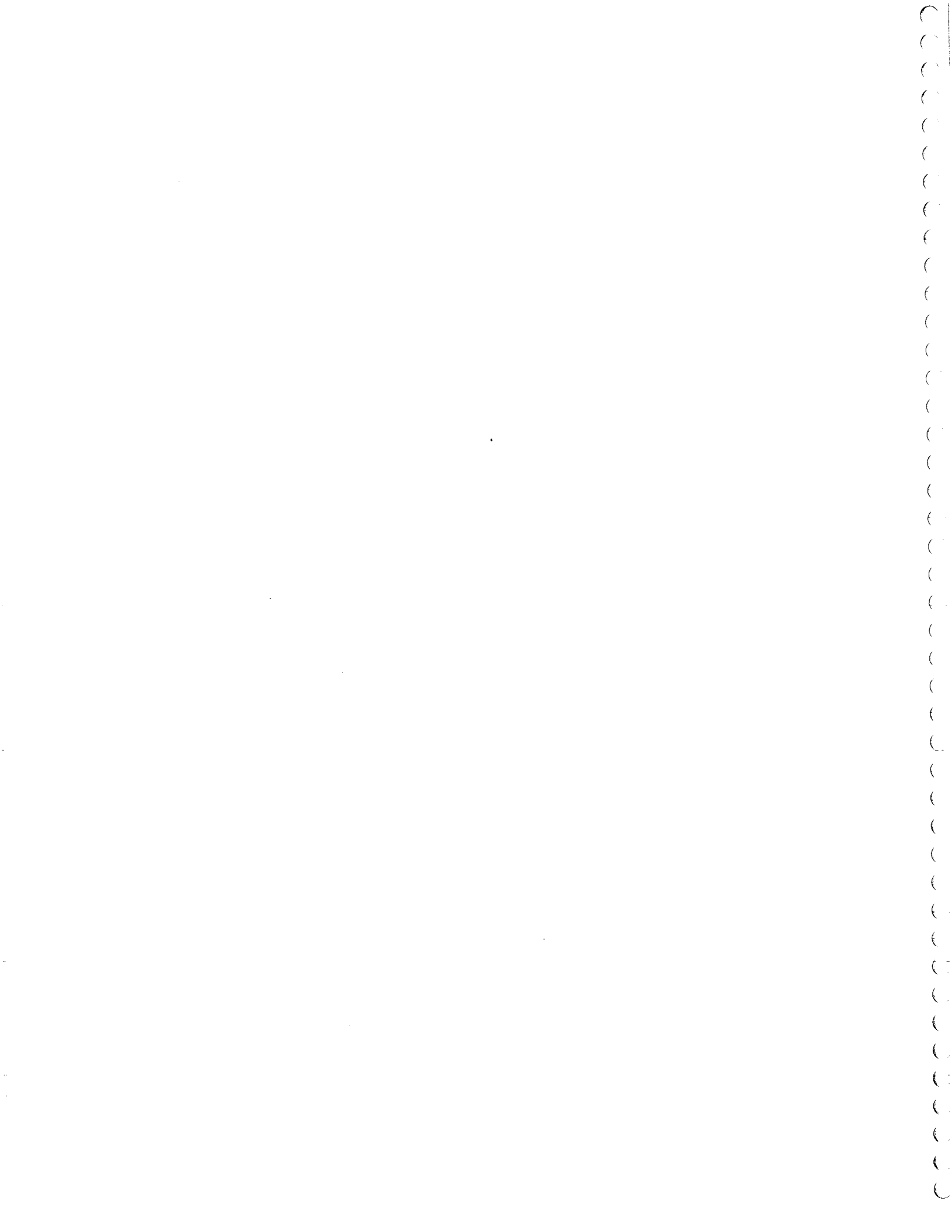
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SECTION 1

Introduction

In spring 2002, John Laing Homes of Van Nuys, California, contracted with Statistical Research, Inc. (SRI), to provide a significance evaluation of the “Pfeiler Farm” in Oxnard, Ventura County, California. A portion of this property, consisting of a series of buildings relating to the Maulhardt and Pfeiler families and associated archaeological deposits, is being considered for use as open space within one of John Laing Homes’ developments. The “Pfeiler Farm,” as it was evaluated by SRI, consists of a grouping of farm buildings located on approximately 2.8 acres within the southeast corner of the 46.82-acre Pfeiler project (Tentative Tract No. 5389) (Figure 1). One of the descendants of the original Maulhardt occupants, Jeffrey Wayne Maulhardt, has presented a proposal to create a farm park on the property (Maulhardt and Blum n.d.). Maulhardt has also compiled historical documentation on the property (Maulhardt 1999, 2001). SRI’s historical significance evaluation of the parcel was conducted as part of John Laing Homes’s obligation to comply with provisions of the California Environmental Quality Act (CEQA), which require that local historical ordinances be considered. The resulting documentation is designed to support related CEQA documents such as Negative Declarations, Initial Study Checklists, or Environmental Impact Reports (EIRs). To complete this study, SRI subcontracted with Myra L. Frank & Associates, Inc., who in turn subcontracted some of their tasks to Offenhauser/Mekeel, Architects, an architectural firm that specializes in the rehabilitation and restoration of historical buildings.

The following report is a product of the joint efforts of SRI, Myra L. Frank and Associates, Inc., and the latter’s subcontractor. A variety of tasks were undertaken as part of the research upon which this report is based:

- Meetings with John Laing Homes and other project stakeholders were held to discuss SRI’s approach to the study and to request input from stakeholders.
- Historical research on the property was conducted, and the overall historical significance of the property was evaluated within the frameworks of the California Register of Historical Resources (California Register), Ventura County’s “Definition and Designation Criteria for Cultural Heritage Sites,” and the *Guidelines for Evaluating and Documenting Rural Historic Landscapes* (McClelland et al. n.d.), published by the National Park Service (NPS).
- A Phase I Archaeological Survey was conducted for the 46.82-acre Pfeiler project (Tentative Tract No. 5389), which included records searches at the South Central Coast Information Center, California State University–Fullerton on June 13 and October 2, 2002, and a pedestrian survey of the portion of the project under cultivation on October 7, 2002. The results of the records search and the survey are presented in Appendix A.
- A historical-architectural assessment of all buildings and structures on the 2.8-acre portion of the property was conducted, and their significance was evaluated within the frameworks of the California Register of Historical Resources (California Register) and Ventura County’s “Definition and Designation Criteria for Cultural Heritage Sites.” Appropriate California Department of Parks and Recreation (DPR) forms were completed and submitted for the resources (Appendix B). Three buildings dating prior to 1905 were recommended as significant. Additional documentation for buildings to the north of the pre-1905 buildings is provided in Appendix C.

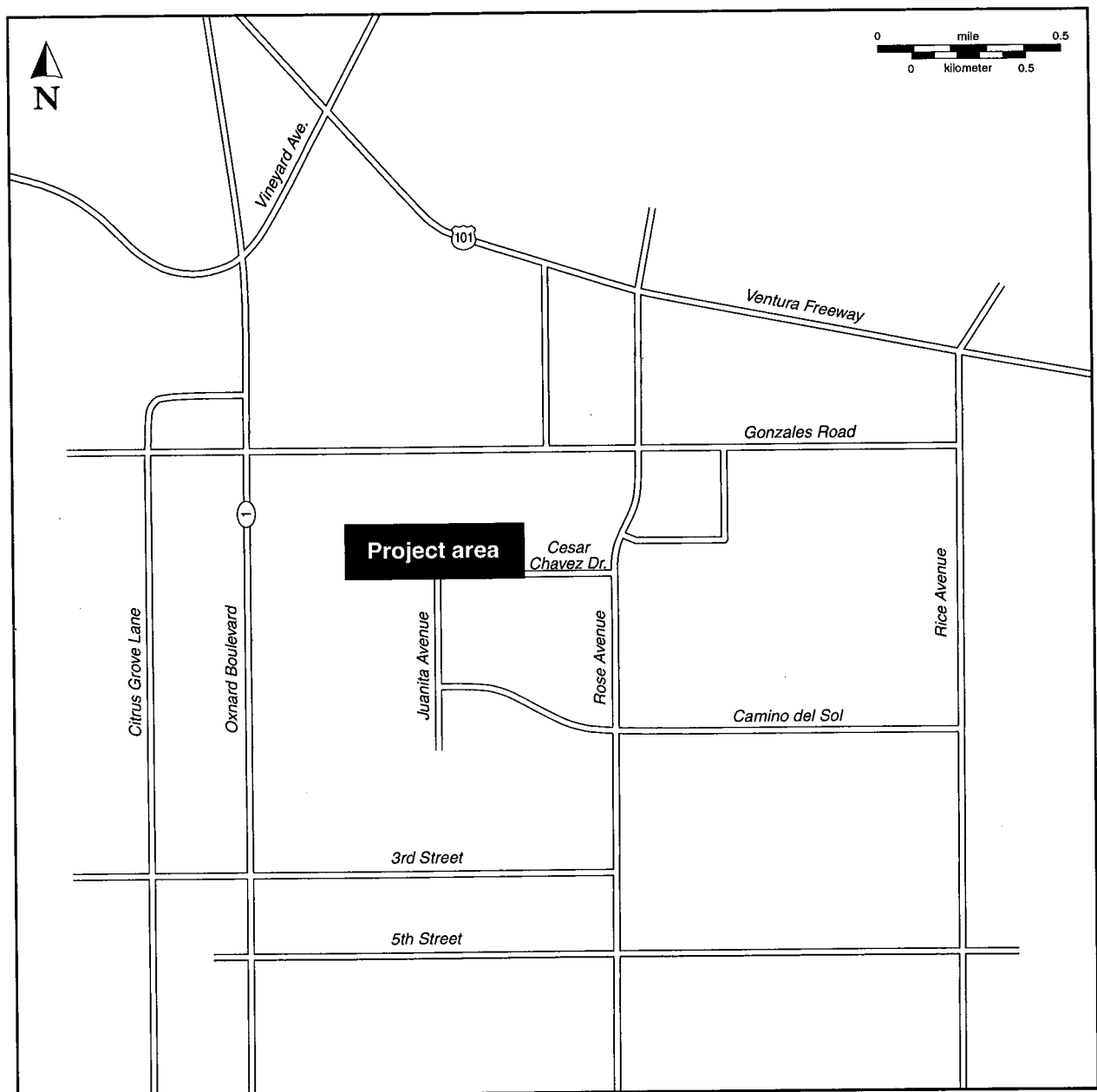


Figure 1. Project vicinity map.

- A preliminary estimate of the costs to rehabilitate the buildings on the property and to create a viable historical park around the buildings was prepared.
- A site plan locating all historical elements within the 2.8-acre portion of the property was developed.
- Information and recommendations on the evaluation study were provided to Dudek and Associates, Inc., the firm developing the supplemental EIR, for inclusion in the EIR.
- As necessary, meetings were held with representatives of the City of Oxnard and/or the Ventura County Heritage Board to discuss the results of the property evaluation.
- SRI assisted John Laing Homes in assessing whether or not alterations should be made to their development plans. Because three of the pre-1905 buildings were recommended as significant, SRI developed a list of options and approaches to mitigate impacts to the property as a result of the Proposed Project and project alternatives.

Following this introductory section, the report contains three additional sections. Section 2 is the environmental and historical setting for the project, which is followed in Section 3 by the results of historical research on the Pfeiler Farm property. Section 4 presents the significance evaluation of the property and analysis of the significant effects of the Proposed Project and project alternatives. The report closes with a references cited section and four appendixes: A, Phase I Archaeological Survey and Cultural Resources Assessment for the Pfeiler Project (Tentative Tract No. 5389); B, California Register of Historical Resources Form for the Pfeiler Farm; C, Additional Documentation for Eight Buildings on the Pfeiler Farm Property; and D, Ventura County Museum of History and Art's (VCMHA) List of Farm Implements Stored at the Robert Pfeiler Property as of October 22, 2002.



SECTION 2

Environmental and Historical Setting

Environment

The broad study area for this project consists of the central coast of California, the former lands held by Mission San Buenaventura, the Santa Clara River plain, City of Oxnard, and the specific location of the Pfeiler Farm. Particular emphasis was placed on the chronology of Euroamerican farmers on the plain and the specific families who lived on the project site.

The 46.82-acre project is located 60 miles northwest of metropolitan Los Angeles in Ventura County within the City of Oxnard's "sphere of influence." The proposed project is located in the central portion of Oxnard's Northeast Community Specific Plan West Village area. The project site is generally bounded by Cesar Chavez Drive and Ocoflán Way on the south, Piñata Drive and Brekke Elementary School on the east, Martin Luther King Drive and Pacifica High School on the north, and Evita Place on the west. The parcel evaluated for historical resources is located at the northwest corner of the intersection of Piñata Drive and Cesar Chavez Drive. The city of Ventura is 11 miles northwest of Oxnard; the harbor of Port Hueneme is directly south. Point Mugu is 12 miles south-southeast of Oxnard.

The Santa Clara River plain is a large alluvial basin bounded by the river to the north and Calleguas Creek and the Santa Monica Mountains to the south. The Santa Clara River drains west into the Santa Barbara Channel and the Pacific Ocean. The plain has been developed, and several towns and cities (including Camarillo, El Río, Montalvo, Moorpark, Oxnard, and Santa Paula) cover the area. The plain has also had two names in its modern history. First referred to as the Santa Clara Plain, it took on the name of "Oxnard Plain" after the establishment of the town in 1903. Within this report, "Santa Clara Plain" is used during discussions of pre-1903 historical data; "Oxnard Plain" is used for all data after 1903.

Weather that affects the area can be sporadic and unpredictable. Many of the storms that strike Santa Barbara and Point Mugu are deflected north or south by the Channel Islands. Many of the weather fronts that do affect the plain are nontropical Arctic-based storms that can contain high winds and heavy precipitation. Tropical storms are rare, but they can impact the area. One hurricane in particular, in 1939, is discussed in greater detail later in this report.

History of the Oxnard Plain and the Township of Oxnard

Pre-European Contact (to 1782)

The prehistoric component of the Santa Clara Plain consisted of seasonal, sporadic occupation by the coastal Chumash. The Chumash lived in small settlements with two or three dwellings and used the grasslands for harvesting squashes and legumes and the Santa Clara River and Santa Barbara Channel to harvest various riverine and marine foodstuffs as primary protein sources. More-permanent settlements

existed at Mu'wu, now the site of Point Mugu, and at Shisholop, now the city of Ventura. The Chumash are identified as six distinct culturally linked linguistic groups that lived in the area from San Luis Obispo to the north, and Mali'i'wu (modern Malibu) to the south. Although it was most likely the Lulapin who lived on this particular part of the plain, they are more commonly known as Ventureño Chumash because of their association with Mission San Buenaventura. The Ventureño are, in fact, composed of coastal (Lulapin) and Island (from the Channel Islands) Chumash, two groups with quite distinctive cultural characteristics.

Europeans first arrived in the area in 1542, when Juan Rodríguez Cabrillo is reported to have initially explored the area. There was no immediate impact to the Chumash of the central California coast from Rodríguez Cabrillo's presence, yet the die had been cast. Alta (Upper) California was soon colonized by the Spanish. As part of their system of conquest and acculturation, a chain of Catholic missions was established from Santa Cruz south into Baja California. Discussion of establishing a branch of the California mission chain between Monterey and San Diego had begun as early as 1767 (Tolley 2002:21); Mission San Buenaventura was not, in fact, established until March 31, 1782 (Berger 1941:180). At this juncture, the Santa Clara Plain came under the control of the Spanish, as well as the Catholic Church. The Chumash were forced to either adopt the new mission lifeways of agriculture and livestock or move farther inland and try their luck there.

The Mission Era (1782–1834)

After Father Junipero Serra established his ninth and final mission near the Chumash village of Shisholop (Berger 1941:180; DeNevi and Moholy 1985:190; Tolley 2002:22), the economy of the area was completely modified. The Spanish introduced livestock, which they depended on as a source of protein, along with crops of barley, viticulture, and other nonindigenous fruits such as date palms, apples, oranges, bananas, sugar cane, and peaches (Vancouver, cited in Weber 1977:23–24). The Pacific Ocean remained an important source of subsistence, yet for the new European arrivals, the ocean was much more valuable as a means of transport. Shipping lines along the coast connected the Spanish centers of control to the Spanish ports in Mexico. The primary port of shipping was San Blas, in lower Baja California. Mission exports, in the form of tallow and hides, were shipped to Mexico, where the credit issued was used to purchase items each mission was unable to manufacture for itself, as well as luxury items (e.g., chocolate, snuff, religious items).

Because of geographic difficulties, the Spanish used the Santa Clara Plain for grazing livestock instead of for crop cultivation. Also, the high alkali content of the soil was not conducive to many cultivatable plant species. The distance from the Mission San Buenaventura quadrangle and the seasonal obstacles of traversing the Santa Clara River made grazing the most economic and efficient use of the plain.

By 1819, the political environment of the central California coast had grown increasingly hostile. Mexico was soon to declare itself an independent empire, and competition for control of the coast of California had trebled. The nascent United States and Czarist Russia were all looking to establish a claim to California. Mexican authorities had difficulty controlling territories from the distant capital of Mexico City. Local governors frequently quarreled over the control of territory, sometimes violently. When the secularization of the mission chain and its properties began in 1833 (reaching San Buenaventura in 1834) and was completed by 1836 (Engelhardt 1930:70), competition for former mission lands increased, and loyalty to government officials was often rewarded in the form of large grants of these lands. In the case of the Santa Clara Plain, which was part of San Buenaventura's grazing lands southeast of the mission, these "rewards" took the form of Ranchos El Río de Santa Clara, Santa Clara del Norte, Guadalupe, and Las Posas.

The Secular Era (1834–1850)

Of the new ranchos that subdivided the Santa Clara Plain, the largest and most relevant to the area of SRI's investigation was Rancho El Río de Santa Clara. Mexican Governor Juan D. Alvarado granted 44,883 acres of this rancho to eight soldiers who had served at Mission San Buenaventura and Presidio de Santa Barbara (Pauley 1997:167). The eight men were Valentín Cotá, Vicente Pico, Rafael Valdez, José María Valenzuela, Vicente Felíz, Leandro González, Rafael González, and Salvador Valenzuela. Rafael González served briefly as San Buenaventura's secular administrator (Tolley 2002:32). Each man received roughly 5,600 acres; only Rafael González was known to have lived on the rancho, and it is his name that appears on the patent. González constructed several adobe buildings on his property (located between present-day Gonzales Road and the Santa Clara River [Triem 2002:26–27]). Using livestock taken from San Buenaventura's herds, González ranched the land and retained ownership until 1865.

After the United States was victorious in its 1846 war with Mexico, California became a U.S. Territory in 1848 via the Treaty of Guadalupe Hidalgo. Part of the transition to statehood (granted in 1850) involved the examination of post-secularization land grants for legal validity. Most Mexican land grants were eventually ratified, but the González Santa Clara claim was one of several that were challenged in court by the U.S. Board of Land Commissioners in 1851. After six years of legal wrangling, the claim was eventually upheld in 1857.

Another landowner who developed interests in the Santa Clara Plain was Juan Camarillo. Camarillo had come north from Mexico in 1834 as a colonist hoping to receive land in the area after secularization of the missions had taken place. The Mexican government altered their proposed policy. After settling near Santa Barbara, Camarillo established a shipping trade between ex-mission ranchos and markets in Baja California. As he could afford, and as parcels became available, Camarillo began purchasing land on the Santa Clara Plain, with an eye toward eventually owning Rancho Calleguas.

Between Rancho and Settlement (Transitional Period, 1850–1867)

As the United States expanded westward, new economic opportunities were opened for immigrants from the east and from Europe. Because of this expansion and influx of new residents during this period, Rancho El Río de Santa Clara also became known as La Colonia. In 1864, Thomas Scott, a Pennsylvania rail magnate, began buying up land on the central coast for oil speculation (Hutchinson 1965:16). In addition to purchasing large parcels of Ranchos Cañada Larga, Ojai, Las Posas, and Calleguas, Scott also bought 32,100 acres of Rancho El Río Santa Clara, or La Colonia, unknowingly competing with the aspirations of Juan Camarillo. Scott was interested in exploring for oil in the hopes of creating another source of wealth. To manage exploration, Scott first sent Thomas Sprague, and then Thomas Bard, to the Santa Clara Plain. The lack of success in locating oil caused Scott to direct Bard to begin marketing Scott's lands for sale (Maulhardt 1999:38).

Camarillo, whose interests leaned toward land speculation, began maneuvering to acquire Rancho Calleguas, selling properties to purchase others, then reselling again to position himself for the purchase of Calleguas. In 1865, Camarillo bought 4,000 acres of La Colonia from Rafael González. Managed agriculture was about to begin on the Santa Clara Plain with the arrival of a new contingent of immigrants. As a land speculator, Camarillo would have a hand in its growth.

A group of settlers with roots in Germany, Hungary, and Austria arrived on the plain in 1867. Christian Borchard arrived in California in 1850 as part of the masses chasing mineral wealth during the initial phase of the gold rush (Maulhardt 1999:43). Having failed in his quest, Borchard met with recent arrivals Gottfried and Sophia Maulhardt, as well as his nephew Caspar Borchard, who had emigrated from the same area of Europe. The group banded together and headed for the central coast of California in spring 1867. After heavy rains and flooding at the Santa Clara River stalled them in fall 1867, the group decided

to stay in the area. Caspar and Gottfried located Juan Camarillo and leased the 4,000 acres of La Colonia from him. Christian Borchard, however, decided to purchase his own land (Ventura County 1867–1868). On October 28, 1867, Borchard bought 1,000 acres from José Lobero (who had also purchased land from Rafael González). By spring 1868, the group was living in one of the former González adobes on Christian's property. Stands of wild mustard, which is not native to the region, was cleared and sold, and their farms were ready for new crops. (Borchard cultivated mustard seed on the Oxnard Plain and on the subject property in the 1860s, and this is the most likely case for "wild" mustard in the area [Triem 1985:63].) The alkali soils were not conducive to cultivating domestic wheat, so barley became the first major crop of the plain. It is difficult to ascertain with absolute certainty, but surviving historical records indicate that these three men were the first farmers of European descent on the Santa Clara Plain (Maulhardt 1999).

The Development of an Agricultural Economy (1867–1895)

With the willingness of large landowners such as Scott (through Bard), Camarillo, and Lobero to sell land at reasonable prices, more settlers began to populate the area. Thomas Bard's brother, Dr. Cephas Bard, moved to the area and established his well-known pharmaceutical business in Ventura, just west of Mission San Buenaventura (Tolley 2002:43). Gottfried Maulhardt, his newly arrived brother Jacob, and Caspar Borchard's brother Johannes together purchased 1,240 acres of the original 4,000-acre lease from Juan Camarillo in December 1872 (Ventura County 1874). By the following spring, each had begun building their own homes and farming their respective shares. Barley was one of the first crops, and possibly the first, that they farmed (Maulhardt 1999:126–127). Others, such as Peter Donlon, Jacob Gries, Michael Kaufman, William Rice, and James Saviers, also purchased plots of land on the plain for farming. Lewis Pfeiler and Gotthold Kaltmeyer arrived in the Hueneme area by 1870. Both worked as farmhands until each could afford to purchase his own farmland. In December 1872, Pfeiler and Kaltmeyer purchased plots of land (80 and 79 acres, respectively) from Thomas Bard and began their own farms (U.S. Bureau of the Census 1880; Ventura County 1872–1873:42–43). With the foreknowledge of Mission San Buenaventura's success at viticulture (Dana 1959 [1840]:133; Robinson 1969 [1846]:43), grape cultivation also began, and several wineries sprouted up in the area (see below).

For Thomas Bard, new opportunities presented themselves, including construction of a wharf and the town of Hueneme, to facilitate shipping grain to the East Coast (Swanson 1994:17). Thomas Scott had directed Thomas Bard to cease all oil speculation in the region in November 1867. Bard moved forward with the wharf conceptualization after seeing the rapid expansion of small farms in the area. The construction of the wharf brought Bard into direct conflict with a large group of squatters attempting to settle in the area, leading to what is colloquially known as the "Hueneme War" (Hutchinson 1972:19).

A dispute over the location of the southern border of Rancho El Río de Santa Clara was the initial cause of conflict between the two parties. The squatters, led by W. E. Barnard and J. F. Willson, had begun building a community near Hueneme they named Wynema (Hutchinson 1972:19–20; Ricard 1972; Swanson 1994:17). Bard had observed these developments and decided to expedite his own efforts in claiming the land and building the wharf. On May 16, 1871, Bard began building a fence around "his" property, while at the same moment, the squatters were meeting in Wynema. Bard and Barnard physically scuffled, but no apparent damage was done. Both eventually agreed to allow the courts to settle the matter; if Bard won, he agreed to sell land to the squatters at a most reasonable price (Hutchinson 1962:26). Bard continued to build the wharf, and it was completed by November 1871. The legal dispute was resolved in Bard's favor in 1872. Bard was then instrumental in developing Hueneme into a support community for transporting barley to the East Coast.

Agriculture has been the mainstay of Ventura County since the Mission period and evolved with changing needs and dietary preferences. Farming in California boomed in a manner parallel to mining

and survived long after the initial Gold Rush mining boom declined. Agriculturists switched to grain crops on the Santa Clara Plain and other locations by the early 1860s. Ojai Valley farmers produced wheat, barley, and potatoes (Fry 1983:207).

Barley was the original cash crop of the Santa Clara Plain. Not only did it thrive in the alkali soils, but it held up to the fog and humidity of the area much better than wheat did. The water table was high; surface waters were in relative abundance, and artesian water was found between 125 and 150 feet below the surface. Livestock kept on the plain were mostly sheep, pigs, and chickens. A specialized crop was introduced in the mid-1870s: lima beans (Swanson 1994:25). Legumes thrived in the climate of the coast, as the Chumash had known centuries before. These legumes could be dry farmed. Lima beans needed no additional fertilization or irrigation; the moisture of the fog sufficed. Production of lima beans increased until the 1890s, when Ventura County became the largest producer of lima beans in the United States. The grain (particularly wheat) boom dominated California agriculture until the 1880s, when sugar beets replaced grain crops in the 1880s and 1890s (Rawls and Bean 1993:188). These trends mirrored those in nearby Santa Barbara and San Luis Obispo Counties and the San Joaquin Valley.

Bean cultivation produced several ancillary industries. Specialized tools were developed to aid in harvesting crops. For example, bean threshers, essentially modified wheat threshers, were designed and built by persons such as Jim Kelly, a local machinist (Aggen 1980:3). Kelly's machines required 52 men, 38 horses, 14 vine-hauling wagons, and a steam engine to operate efficiently (Aggen 1980:13). Others, such as Joe Terry, started contract clearing businesses. Terry would haul these bulky machines from field to field, harvesting crops. This was financially advantageous for smaller farmers who could not afford their own equipment (Aggen 1980:11).

Viticulture also had roots in the Mission period. Wine grapes were commonly grown in southern California, and production shifted to the Napa and Central Valleys until the late twentieth century. Fresno, Sonoma, and Napa Counties became California's dominant wine-producing regions (Rawls and Bean 1993:189). Ventura County wine production came from operations such as the Walnut Ranch in Ojai (Fry 1983:216). Earlier operations included the Dominguez vineyards by El Rio and Saticoy, Rancho Camulos, Rancho Calleguas, and Tapo Vineyards (Triem 1985:62). The Maulhardts never had a commercial winery on the property, but apparently cultivated sufficient grapes to produce wine for the local Catholic church (Maulhardt 1999:84).

Water has been a critical component in California's development and agricultural industry. Mission San Buenaventura was responsible for initial Ventura County water development. The mission established an *asistencia* (water users' group) by Santa Paula and diverted water from the Santa Clara River. As Ventura County agriculture ascended in the late nineteenth century, investors formed the Santa Clara Irrigation Company in 1870. The irrigation canal took water from the Santa Clara River near Saticoy and delivered it to the Colonia Rancho by Hueneme (Freeman 1968:15–16). Farmers initiated well drilling on the Oxnard Plain that same year. Water pressure was sufficient to deliver the liquid to the second floor of farm residences until the Oxnard Sugar Company became established in 1899. As the demand for water grew, residents of the Oxnard Plain and Santa Clara Valley formed the Santa Clara Water Conservation District to secure dependable water delivery (Freeman 1968:32, 95).

Citrus production helped to make Ventura County agriculture different from other regions in California. Centered in the Ojai and Santa Clara Valleys, orange and lemon growing began in the 1870s. Efforts in the Santa Clara Valley were hampered by the lack of transportation until the arrival of the railroad later in the decade (see below). By the 1890s, the Ojai Citrus Growers Association had been formed. Creation of the Limoneira Company in Santa Paula in 1893 also signaled a shift in agricultural production from family farming to an agribusiness orientation (Fry 1983:208; San Buenaventura Research Associates 1999:3). By the early twentieth century, citrus and avocado groves dominated Ventura County agricultural production. The Oxnard Plain was characterized by bean and sugar beet row crops, followed by citrus and avocados, apricots, walnuts, and alfalfa (Triem 2002:33–34).

The nineteenth-century Ventura County agricultural landscape included fields, support buildings, and residences. Triem (2002:32) describes the spatial patterning and architecture of county farms:

The barns and pens housing animals were usually built behind the house and to one side. This kept barnyard smells and working buildings well away from the house, but within walking distance. Vegetable gardens and fruit orchards were often located off the kitchen side of the house, for the convenience of the housewife. Orchards planted for family consumption often included peaches, apples, pears, plums, and figs. . . .

Many houses were built according to plan books of the period or by trained carpenter-builders who learned on the job. Trained architects were not available in rural areas until the early twentieth century. On occasion the ranching family would design a farmhouse to suit their needs. Such was the case of James Sharp who designed his family home on Telegraph Road in the 1880s. [The Sharp home is a Ventura County Landmark (Harris and Saunders 1995:30)].

The Saviers Ranch in Oxnard was established in 1878, and it had similar attributes to the subject property. Of particular interest was the cultivation of eucalyptus and Monterey cypress for windbreaks (Bloom 1959:13). The establishment of Monterey cypress windbreaks around farms and ranches became a nineteenth-century coastal California landscape pattern. Palm trees became popular with farmers as the orange-growing industry developed. Farmers planted them as visual markers to locate buildings located in orange groves and other crops with high vertical growth. The subject property vegetation reflects this trend.

Social history in the study area reflected trends across California. The colony system became popular in the 1870s in locations like the San Joaquin Valley, and it allowed the average farmer to purchase a small plot of land, rather than large acreage. This proved attractive to European immigrants who arrived with the goal of owning land. While German immigrants arrived on the Oxnard Plain, the Pederson, Nilson, Hansen, and Olsen families created the Norwegian Colony on the former Rancho El Conejo in 1890 (Allen 1976:76–77).

The coming of the railroad to Ventura County also increased the marketability of local crops. Southern Pacific brought the rail to Ventura in 1887, as a branch off the California line at Saugus, California. The new line went through Santa Paula, Montalvo, Ventura, and Santa Barbara. In 1901, Southern Pacific modified this line into a part of its “Coast Line” route. Several local spurs also were added after the turn of the twentieth century. Because of advances in transportation technology and improved access to these resources, lima beans, grains, and other legumes continued to be important crops in the area into the late 1910s and early 1920s.

Sugar Beets and the Founding of Oxnard (1895–1930)

Sugar beets were emphasized as another specialty crop on the plain by Albert Maulhardt in 1895 (Bloom 1959:14; Haydock 1966:18; Maulhardt 2001:258–259). Overproduction of lima beans had caused the first major drop in market prices in early 1895. The young Maulhardt, nephew to Gottfried and Jacob, had been experimenting with new crops to find another that could flourish in the difficult soils of the plain. Farmers in the San Fernando Valley had grown sugar beets with some success. Growers in other regions of the United States also had taken note of the economic potential of the sugar beet industry. In 1891, the McKinley Tariff Act permitted beet seeds and processing machinery to be imported duty-free. Thomas Bard took note of the rapidly growing industry. Maulhardt began small plantings, including a section on Bard’s property, to test the feasibility of beets. His tests proved successful: the initial crop netted an \$18.00-per-acre profit (Maulhardt 2001:259). To these men, a nearby processing plant could

more than triple their profits—surpassing that of barley or lima beans. Maulhardt and Bard began to seek out investors for a sugar beet processing plant.

The most visible people to approach were the Oxnard family. The Oxnards had already been involved with sugar production for nearly 100 years and owned successful processing plants in Nebraska, Louisiana, and Chino, California (Maulhardt 2001:254). Albert Maulhardt was able to persuade Henry Oxnard to investigate the possibility of constructing a plant on the plain. Negotiations began in 1896 and intensified in mid-1897. Thomas Bard gave Henry Oxnard right-of-way access to his wharf to prevent Oxnard from building his own (Bloom 1959:13); on November 15, 1897, T. A. Rice sold 100 acres of land to Henry Oxnard for the plant, and construction rapidly commenced (Ventura County 1896–1897: 587–590). Two subsequent and related events were the construction of the Santa Clara Bridge and the building of a rail spur to connect the sugar beet plant to the main Southern Pacific line. County legislators levied a tax for the bridge. Construction began in December 1897 and was completed by October 1898 (Maulhardt 2001:268–269; *Ventura Free Press*, 24 September 1897). Soon after, a rail spur from Montalvo was constructed, and the Pacific Beet Sugar Factory began processing sugar beets.

No large-scale processing plant can operate without sufficient labor. With this in mind, the Oxnard family acquired a 100-acre parcel of land on the Jack Hill Ranch to develop an ancillary community. The town was surveyed in 1898, and its first post office was established on March 16, 1898 (Swanson 1994:27). After several legal struggles, the town of Oxnard was officially incorporated on June 30, 1903 (Bloom 1959:15), and the plain became known as the Oxnard Plain. Much of the imported labor came from China, and, to a lesser extent, Mexico. Xenophobia in the form of anti-Chinese sentiment forced many people to leave the Oxnard Plain. These workers were replaced in the early part of the twentieth century by Japanese settlers recruited through labor contractors in Japan. Sugar beets and lima beans kept Oxnard's agricultural economy stable well into the late 1950s.

Albert Maulhardt, who was instrumental in bringing sugar beet production to the Oxnard Plain, introduced another specialized crop to the area in 1913—citrus. The Pleasant Valley Lemon Company was incorporated on March 11, 1913 (Maulhardt 2001:307). Although the company also participated in livestock and land speculation, its primary emphasis was the development of a citrus-based trade on the Oxnard Plain. Its success was negligible, but the company was an influential predecessor for larger farming conglomerates in the area, such as Sunkist.

A Shift in Economy: Oxnard Today (1930–Present)

The U.S. economy collapsed in October 1929; its impact on Oxnard was not keenly felt until 1931–1932 (Potter and Bailey [interview with R. Pfeiler] 1980:10; Triem 1985:128). Although the Great Depression struck hard, the overall effects were not as drastic as in other agricultural communities across the country. Crop prices dropped, but the specialized nature of the species cultivated on the Oxnard Plain served to maintain a degree of stability not seen in other regions. The local economy received a boost from the tragic events happening in other parts of the world—World War II.

In 1939, construction began on converting the coast at Hueneme into a harbor (hence the eventual name change to Port Hueneme). A rare hurricane hit the area on September 24, 1939, heavily damaging structures and flooding low-lying areas (*Ventura County Star-Free Press*, 25 September 1939:1). Despite the wreckage, the port itself was completed in late 1939. In preparation for war, the Navy Department took advantage of the harbor and created a base for its Pacific Construction Battalions (Seabees), a function it serves to this day (Swanson 1994:79; Tolley 2002). In 1944, spurred on by the Nazi German development of advanced missile technology, the Navy established a Naval Air Weapons Station at Point Mugu that was given official status in 1946 (Naval Air Missile Test Center 1949:2; White 1992:10). The Oxnard area now had a large military component in both personnel and support industries added to its

economy, assisting in its post-depression revival. These bases have remained open and have been expanded several times since the end of World War II.

Another event that improved travel and transport to Ventura County was the completion of the Roosevelt Highway in 1933. A coastal road is thought to have been in existence since the 1870s. Because of natural events and erosion, however, the route was considered hazardous until a two-lane concrete road was constructed in 1928–1929 connecting Los Angeles to Ventura (Swanson 1994:36). A third lane was added in 1933, marking the completion of the highway. Movement on the highway was impeded by a treacherous bend around a rock at Point Mugu. A retaining wall was constructed to prevent ocean erosion, and the point was cleaved to allow for an inland stretch to be built. This phase was completed in 1940 (Halton 1940), and this is largely the course the highway—now named the Pacific Coast Highway—follows today.

The agricultural economy of Oxnard was permanently altered in the late 1950s with the closure of the sugar beet processing plant. On October 26, 1958, citing economic costs, the American Sugar Crystal Company (as it was known after 1934) closed its plant in Oxnard (*Oxnard Courier*, 15 October 1958). The city lost 4.95 percent of its overall budget, and 480 jobs were eliminated. Oxnard would again recover from the shock. As had happened in the past, new crops moved in and supplanted the loss of other crops. The plain is now a large producer of celery, tomatoes, cabbages, and strawberries. Light industry and technologies have also moved into the Oxnard area, and the U.S. military remains a large contributor to the economy.

Oxnard began as a rural farming community, and while agriculture continues to play a role in the town's economy, considerable changes have occurred over the past two decades. Just as there was a transition through time from an emphasis on stock grazing to various types of agriculture, the Oxnard of today is evolving into a more suburban and industrial community. Residential density is increasing as more intensive land use is becoming more economically viable.

Very little remains of Oxnard's early history, other than historical documentation and moved and reconstructed buildings. Evidence of early Chumash occupation turns up occasionally in a plowed field and in new construction zones. In the downtown development called Heritage Square, a number of buildings and structures dating to Oxnard's pioneer history have been moved or reconstructed on-site and converted into commercial properties. Few period buildings remain in their original locations, but when they do, they are the best surviving material testaments to the endeavors of the early European immigrant farmers on the Oxnard Plain.

SECTION 3

Historical Research

Methods

Records Search

On June 13, 2002, SRI archaeologist Benjamin Vargas performed a records search at the South Central Coastal Information Center, California State University–Fullerton, for the area within a 1-mile radius of the Pfeiler Farm (approximately ½ mile southwest of the intersection of Gonzalez and Rose Roads) in the northeast one-quarter of the Oxnard quadrangle, California-Ventura County, 7.5-minute U.S. Geological Survey topographic map (1949, photorevised 1967). This records search included a review of all recorded prehistoric and historical-period archaeological sites in the vicinity, as well as a review of all known cultural resource survey and excavation reports. In addition, the Hueneme quadrangle, California-Ventura County, 15-minute USGS topographic map (1904) was checked. Very few cultural resources were recorded for the area. Finally, the Directory of Properties in the Historic Property Data File for Ventura County was reviewed to determine if National Register of Historic Places (NRHP)–listed and California Register–listed properties are located within 1 mile of the project area.

Twelve archaeological surveys have been conducted within a 1-mile radius of the Pfeiler Farm. Although six of these surveys are close to or adjacent to the project (e.g., Schmidt 2001; W and S Consultants 1990), the area encompassed by the 46.82-acre project has not been surveyed (with the exception of the current investigation of the Pfeiler Farm parcel).

No prehistoric or historical-period sites are currently known to exist within a 1-mile radius of the project area (except for the as-yet-unrecorded historical-archaeological site associated with the Pfeiler Farm), nor have any isolates been located. The closest known prehistoric archaeological sites (CA-Ven-506, -666, and -789 [Wlodarski and Romani 1985]) are located between 1 and 2 miles to the southeast of the Pfeiler Farm. Inspection of the 1904 Hueneme 15-minute quadrangle indicates that although the city of Oxnard was fairly developed at the turn of the twentieth century, and the Southern Pacific Railroad and a number of major roads were already in place, the current project area had low residential density and essentially was still rural in nature. Finally, no NRHP- or California Register–listed properties are located within a 1-mile radius of the Pfeiler farm.

Site Survey

SRI historical archaeologists/historians Teresita Majewski and Thomas Tolley, accompanied by Sidhartha Paul (project manager from John Laing Homes), architectural historian Richard Starzak (Myra L. Frank and Associates, Inc.), and Jeffrey Maulhardt (local historian and Camarillo resident), conducted a pedestrian survey of the Pfeiler Farm property on May 6, 2002. This survey noted the location and condition of 19 historical-period buildings and structures (Figure 2). The types and number of buildings and structures were noted, as well as characteristics of each. The Maulhardt/Pfeiler residence contained personal possessions, decorations, and other items that indicated various types of activity during the Pfeiler

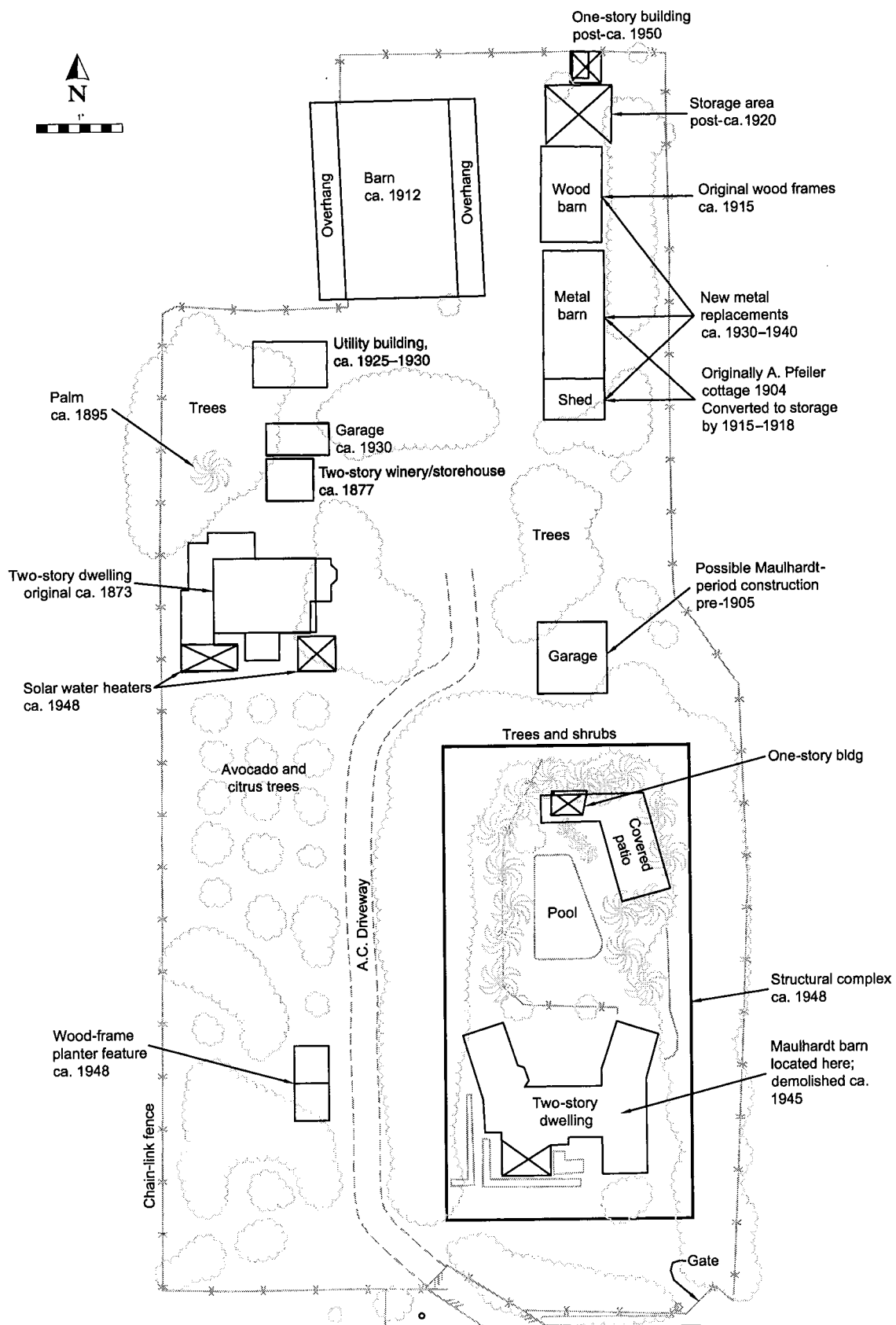


Figure 2. Site plan.

period of occupation of the home. Several phases of modification to the residence and the Maulhardt storehouse were noted. The open area between these two buildings had been tiled in, and a water feature had also been added.

Other buildings on the property include the most recent Pfeiler home, completed on the site of the former Maulhardt barn ca. 1948, as well as several early-twentieth-century barns, sheds, and garages. Flora includes small avocado groves; eucalyptus trees; lemon, lime, and navel orange trees; and several palm trees. One particular palm, located just northwest of the Maulhardt/Pfeiler residence, can be dated via photographs to ca. 1895, near the end of the Maulhardt occupation phase. The largest barn (see Figure 2), built ca. 1912, is currently being used for the storage of farm implements from various farms in the area that will eventually become part of the collections at the VCMHA (see Appendix D).

Although Tolley walked over the entire parcel in 5-m intervals looking for archaeological remains (except for the area around the currently occupied 1948 Robert Pfeiler residence), surface visibility was generally poor except in cultivated areas in the citrus groves, making it difficult to discern archaeological features. In addition, much of the property is cluttered with equipment and other debris, making it almost impossible to distinguish between what is an “artifact” and what is not. Although archaeological deposits related to the historical-period occupation of the Pfeiler Farm were not recorded, subsurface features such as detached privies and refuse-disposal areas may be expected to exist throughout the subject parcel. A California site record for the archaeological component of the site was not filled out during this phase of the project, but one should be completed during the mitigation phase to accompany the architectural records that have already been prepared for the Maulhardt/Pfeiler home and associated out-buildings during this phase of the project (see Appendix B).

In June 2002, two additional field visits were made by Starzak and colleague Carson Anderson of Myra L. Frank and Associates, Inc., to review and document the character-defining features of the farmhouse and associated buildings (see Section 4). David Greenwood of Myra L. Frank and Associates, Inc., visited the site in November to document the eight buildings to the north of the farmhouse, winery/storehouse, and barn/garage.

Archival Research

Archival research conducted by Tolley for this phase of the project centered around the VCMHA in Ventura, California. Research took place on May 7–10, 2002. Archivist Charles Johnson and his staff of docents provided several rare sources of data. One document was a report formulated by competing Ventura County periodicals in 1878–1879 in which every farmer in Ventura County was interviewed. Individual reports included descriptions of the property, occupants, crops, and total acreage. The properties of Louis Pfeiler and Gottfried Maulhardt (the property assessed in this report) were included. Other sources that were examined were U.S. Bureau of the Census reports, Great Registers for Santa Barbara and Ventura Counties, Tax Assessment Rolls for Hueneme Township of Ventura County, and Assessor’s Books of Deeds. Early registers from the Oxnard Bank also were investigated. Local periodicals that were a focus of research were the *Ventura Signal*, the *Ventura Free Press* (daily), the *Ventura Free Press* (weekly), and the *Ventura County Star-Free Press*. The *Ventura County Historical Society Quarterly* was of great assistance, as well as several other texts located in the museum’s library. VCMHA also provided transcripts of several oral interviews, including one with Robert Pfeiler, the last owner of the Pfeiler Farm and a descendant of Louis Pfeiler. Additional research by Tolley took place in the SRI library located in Tucson, Arizona. SRI technical reports on historical resources in the area were examined, as well as a report by W and S Consultants (1990).

Oral Historical Research

As it became apparent that the Maulhardt phase of occupation of this property (1872–1904) was likely of primary historical significance, research became more focused on this family's lineage and use of the property, as well as the impact of the transfer of ownership to the Pfeiler family. Jeffrey Maulhardt, an intermediate schoolteacher in Oxnard and local historian, was interviewed twice by Tolley. The first was on May 7, 2002. Maulhardt is a great-grandnephew of Gottfried Maulhardt. He has extensively researched the history of his family and the Oxnard Plain and has published two books on the subject. Maulhardt was able to expand upon this information during these interviews. He also provided copies of his books, historical photographs of the property, maps, and a history of the Santa Clara Parish, which is relevant to dating the construction of a two-story storehouse on the project property (see below).

Tolley also attended a presentation given by Maulhardt at Heritage Square in Oxnard. Heritage Square is the site of several restored and moved historic buildings and structures, including the Pfeiler home from their Rice Road farm, the 4,000-gallon water tower from the Maulhardt/Pfeiler property (Figure 3), and a replica of the Maulhardt two-story winery/storehouse on the property. Jeffrey Maulhardt's presentation dealt with the introduction of sugar beet cultivation and processing to the Oxnard Plain, which was key to the development of the town of Oxnard itself. He also discussed the role of prominent families in this expansion, particularly Albert Maulhardt. After the presentation, Tolley interviewed Maulhardt for a second time.

Results

The Pfeiler Farm Property

Chain of Ownership

As noted in Section 2, the project site was originally occupied by the Chumash people. Robert Pfeiler spoke of finding several Chumash-manufactured steatite bowls on the farm (Potter and Bailey [interview with R. Pfeiler] 1980:6), as had his uncle on his south Rice Road farm. The construction of Mission San Buenaventura moved most of the Chumash either to the mission as neophytes or forced them out of the area. After secularization was completed in 1836, the land, referred to as Rancho El Río de Santa Clara was deeded to eight former soldiers of the Mexican government in 1837. The officially acknowledged land owner was Rafael González, a ex-mission administrator.

González held legal ownership of this property until 1865, when it was sold to Juan Camarillo. Camarillo, a land speculator, held the property until he leased the plot to two recent immigrants to the Oxnard Plain, Gottfried Maulhardt and Caspar Borchard. Maulhardt and Borchard lived in one of the Rafael González adobes and farmed their property until 1872. On December 26, 1872, Gottfried Maulhardt, his brother Jacob Maulhardt, and Johannes Borchard (brother to Caspar) purchased slightly more than 1,230 acres of land from Juan Camarillo (Maulhardt 1999:78). Conventional wisdom suggests that the three men split the property evenly. However, analysis of a 1905 map of Oxnard, California (VCMHA 1905; also see map and text in Maulhardt [1999:126, 128]), suggests that initially, this was not the case. Johannes took possession of approximately 160 acres for his brother Caspar, while the latter was in Germany. Jacob Maulhardt took possession of approximately 400 acres of the purchase. Gottfried Maulhardt was given the balance of an estimated 670 acres (Figure 4); this portion includes the current project site. There is no documented reason for this distribution; one possibility is that Gottfried purchased a larger share in expectation of Caspar Borchard's return to California in 1875, at which point a



Figure 3. Pfeiler Farm, viewed from the north-northwest, ca. 1945. The west side of the residence is visible. The original Maulhardt 4,000-gallon water tank is visible in the lower right-hand quarter of the photograph (U.S. Army Air Force aerial photograph, courtesy Jeffrey Maulhardt).

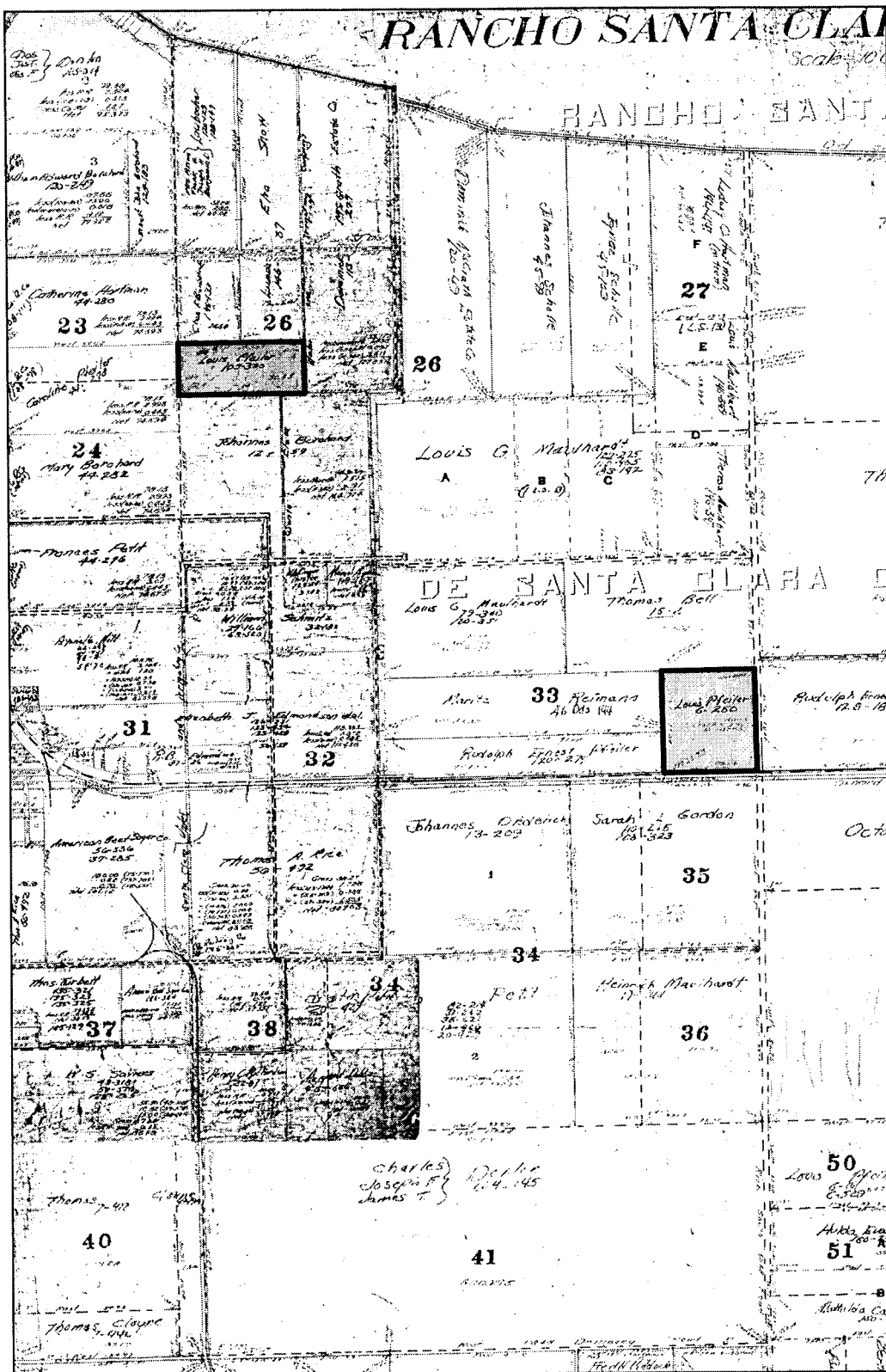


Figure 4. 1905 map of Oxnard, California. Louis Pfeiler's original farm on Rice Road is visible in the right center. The property given to his son Albert (the Pfeiler Farm project site, originally owed by Gottfried Maulhardt) is visible in the upper left of the illustration (courtesy VCMHA).

portion would be sold to him. Be this as it may, it is clear that at the beginning of 1873, the lion's share of the land belonged to Gottfried.

It is quite clear from the pattern of property ownership that Gottfried Maulhardt did not aspire to become a large-scale commercial farmer. In 1875, he sold approximately 450 acres to Caspar Borchard, a figure representing one-third of the original land purchase (see Figure 4). Caspar farmed the property until 1885, when the land was sold to his brother Johannes. Johannes sold the property one year later to his cousin Frances Borchard Scholle. By 1905, roughly half of this land belonged to Dominick McGrath. Gottfried continued to downsize his property holdings. A description of Gottfried Maulhardt's property was published in the *Ventura Signal* on January 4, 1879. The report stated that the property was a

fine ranch of 200 acres, all in barley 20 sks [sic] per acre. His neat little cottage house is hid away among acacias and other ornamental trees and flowers. An abundance of water is raised by an Althouse windmill. It is carried up into a 4,000 gallon tank. Good barn and stabling attached for 10 horses. A number of granaries well filled. Keeps his own header, mowing machine and all the latest improved agricultural implements. Orchard of 4 acres embracing almost every variety of fruit. A small vineyard of 250 grapevines of the choicest varieties [*Ventura Signal*, 4 January 1879].

In 1887, Maulhardt sold approximately 185 acres of land to Hiram K. Snow for \$17,141 (Maulhardt 1999:88) (see Figure 4). This sale left Maulhardt with just over 30 acres of land on which to live. These last 30+ acres remained in the possession of the Maulhardt family until 1904, when they were sold by Gottfried's widow, Sophia, to Louis Pfeiler (Maulhardt 1999:88).

Louis Pfeiler emigrated to the United States from Hungary/Austria in 1866, arriving in New York (Maulhardt 2001:437; U.S. Bureau of the Census 1874). Pfeiler had arrived in the vicinity of Hueneme by 1870, along with his friend and business partner Gotthold Kaltmeyer. Farming was proving to be a profitable endeavor on the Santa Clara Plain. The men leased land for farming from Thomas Bard. Pfeiler and Kaltmeyer then purchased 80-acre parcels from Bard in 1872. Up until 1874–1875, both men were listed as co-owners of each others land (Ventura County 1874–1875). Assessment for the following year lists the properties as legally separate (Ventura County 1875–1876). Pfeiler's original farm was located on what is now south Rice Road.

Gottfried Maulhardt died on December 20, 1898 (*Ventura Free Press*, 23 December 1898:6). Sophia Maulhardt moved to the Los Angeles area, but maintained her family interests in Ventura County. Oxnard oral tradition has it that on July 5, 1904, Louis Pfeiler ran into Sophia while she was doing her banking in the newly incorporated town of Oxnard. Pfeiler offered to buy her 30+ acre farm property, to which she agreed. Upon his son's wedding on September 3, 1904, Louis Pfeiler gave the farm to his eldest son Albert as a wedding gift (Maulhardt 2001:444; see Figure 4). Albert and his family maintained residence on the farm until early 1938. Continuing the trend, Albert passed the property to his son Robert, after his wedding on December 5, 1937 (*Ventura County Star-Free Press*, 19 February 1967:10). Members of the Pfeiler family currently own the property, and they are currently in negotiations with John Laing Homes for purchase of the property.

Individual Building Histories

The Pfeiler Farm property currently consists of 19 historical-period buildings and structures, some of which are grouped by readily visible relationships (i.e., the 1948 Pfeiler Residence complex). Each unit was studied, and individual histories are described below.

The 1948 Pfeiler Residence Complex

The Pfeiler residence complex consists of a two-story home, swimming pool, covered patio, and small ancillary storage unit (see Figure 2). Robert Pfeiler began fabrication of his complex after 1945, when the original Maulhardt barn (located where the two-story house is now) was demolished (Figures 5 and 6). Construction was completed by 1948 (Figure 7). The entire complex is surrounded by palms and other trees as a privacy barrier. The home was later modified ca. 1970 to include a small greenhouse. The residence is currently occupied by the property's caretaker until the fate of the farm is determined.

A large planter, made of railroad ties, was built along the west side of the farm's access driveway at the same time the residence complex was completed.

The Maulhardt/Pfeiler Residence

The original residence of Gottfried Maulhardt and his family was a two- or possibly three-room building, with the entrance on the south side of the house (Figure 8). The home had a kitchen, dining/entertaining room, one bedroom, and a possible attached/detached privy. The building likely had a high roof for an attic storage area that could have been used for additional occupation. The house was constructed some time after December 26, 1872, when Maulhardt made his land purchase from Camarillo. Before this time, Gottfried and Sophia had been living in one of Rafael González's adobes with Caspar Borchard. Using the training as a carpenter he had received in Germany, Gottfried built the house largely on his own. The 1880 U.S. Bureau of the Census report for Hueneme Township lists Gottfried and Sophia as residents, along with a farm employee, August Lapperett. After the Maulhardts sold much of their land to Hank Snow in 1887, some of the liquid assets might have been used to construct a covered porch on the south and east sides of the home (see Figure 8). The residence maintained this layout until 1904.

As noted earlier, Louis Pfeiler purchased the farm from Sophia Maulhardt in 1904, then gave the property to his son Albert as a wedding gift. Albert had larger agricultural ambitions, as well as a larger family, than the Maulhardts and modified the farm and house accordingly. In 1906, a man named Von Glenn began a series of several phases of additions to the house by adding an additional large bedroom to the west side of the building (Figure 9) (Maulhardt 2001:447–448, quoting from an *Oxnard Courier* article dated September 21, 1906.). As the fortunes of the Pfeiler family grew, so did the residence. A dining area with hidden service room was added to the northeast corner of the home ca. 1906 (Figure 10). An improved indoor bathroom was also constructed, and a formalized kitchen was added to the north side of the house. The original Maulhardt dwelling was converted to a large entertaining room. These additions were completed by 1910 and are verified by period photographs of the property (e.g., Figures 11 and 12).

Period photographs also show two chimneys oriented at both ends of where the north line of the original Maulhardt residence had been (see Figure 12). These chimneys and associated fireplaces have been modified since their original construction during the Maulhardt occupation phase. The west fireplace had a new mantle constructed during the Pfeiler's ownership ca. 1910. When the dining room was constructed, it appears the eastern fireplace was either removed or left in situ and walled in.

At least three more phases of construction took place on this residence (Figure 13). Two upstairs rooms and a stairwell were added to the home. In addition, a door was added to the west-oriented bedroom to give access to the flat roof above the west ground floor room. The poured concrete pillars, foundation, and added wall segments stylistically suggest a *terminus post quem* (time after which) of ca. 1923. Another addition was made to the west side of the kitchen, and an entrance room was added to the northwest side of the residence. These additional modifications were completed by 1928.

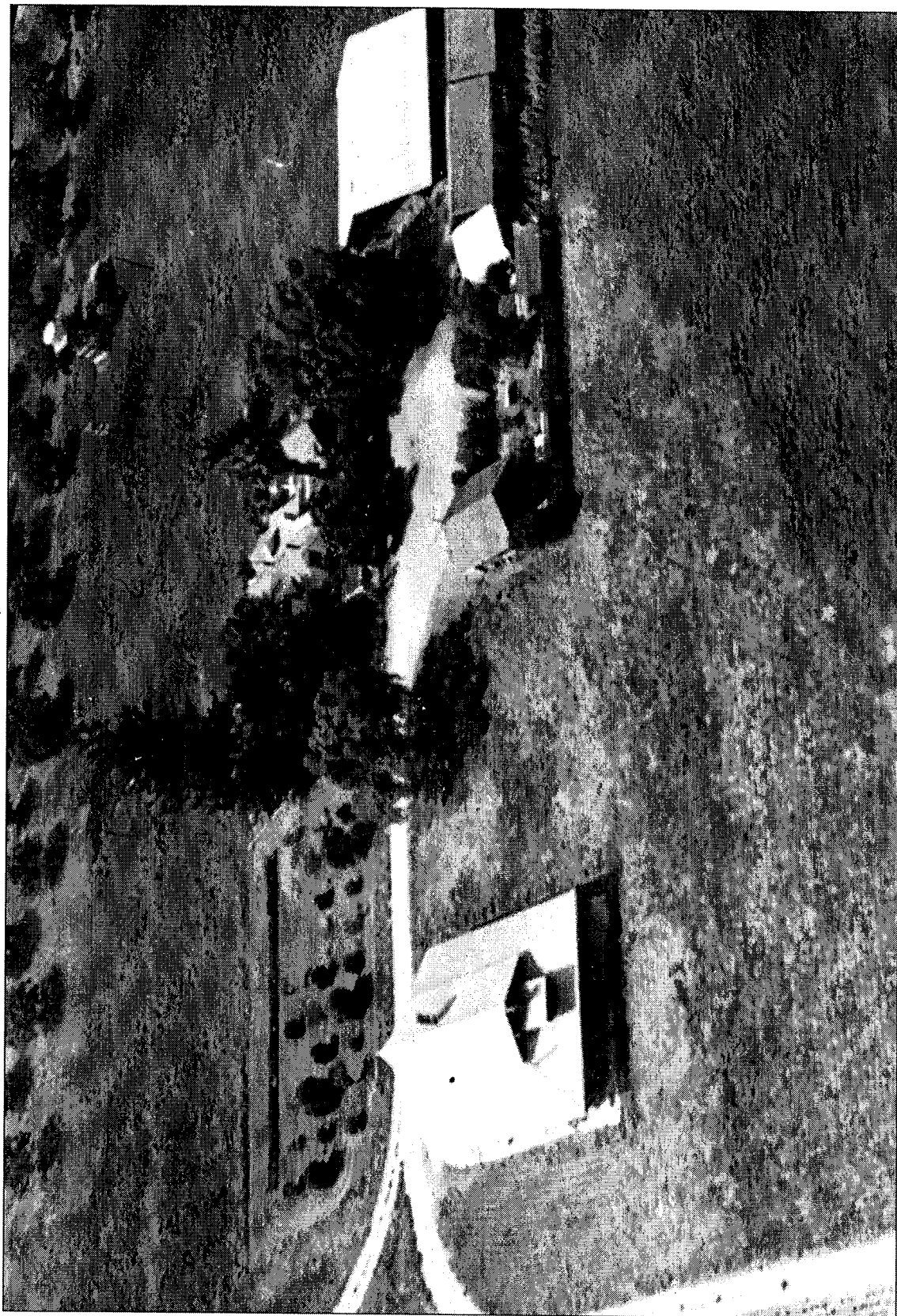


Figure 5. Pfeiler Farm, ca. 1944, view toward the west. The Maulhardt/Pfeiler residence is visible in the right center of the photograph, with the Maulhardt winery/storehouse adjacent to the right (U.S. Army Air Force aerial photograph, courtesy Jeffrey Maulhardt).

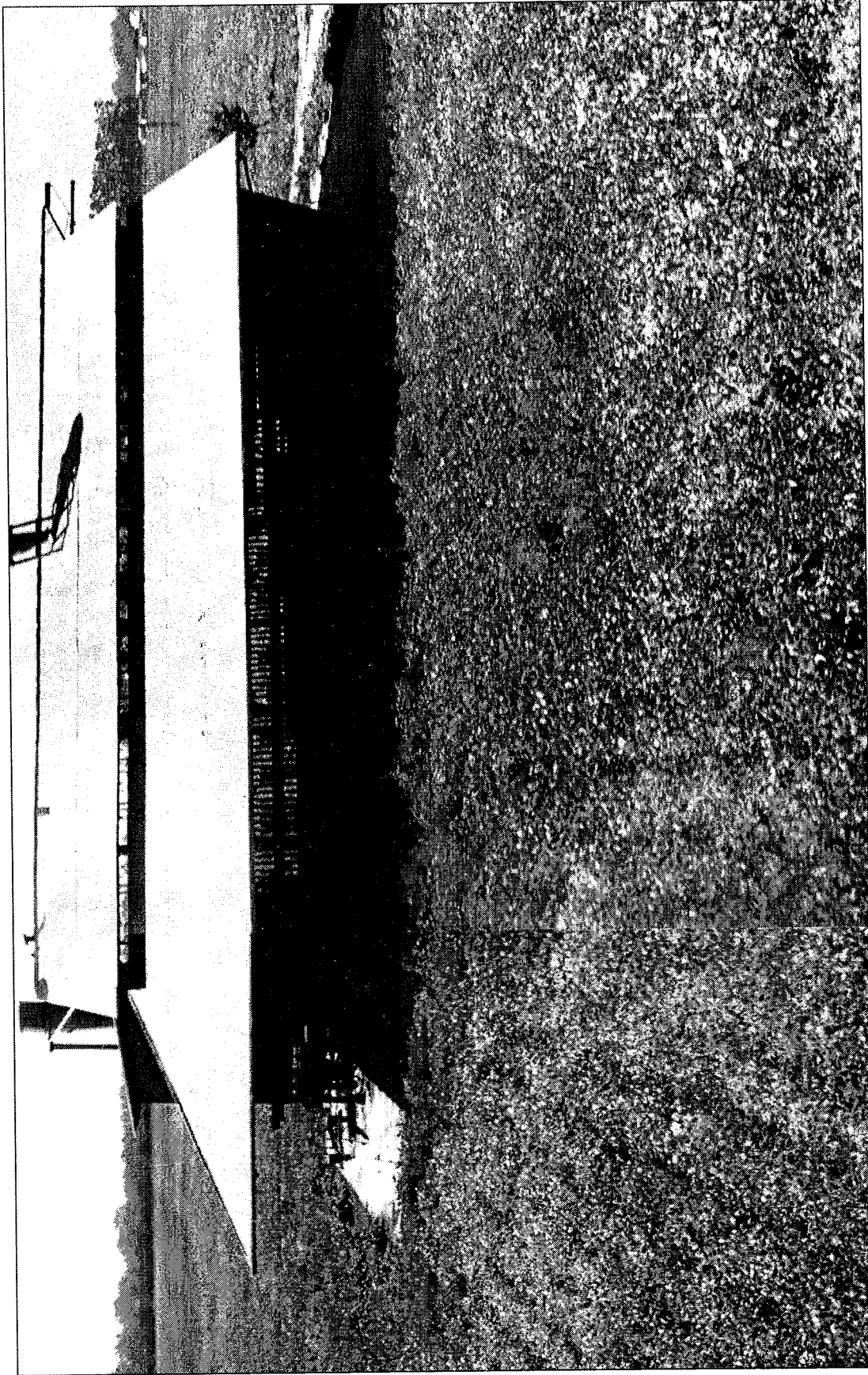


Figure 6. The Maulhardt barn in 1945, before demolition (courtesy Jeffrey Maulhardt).

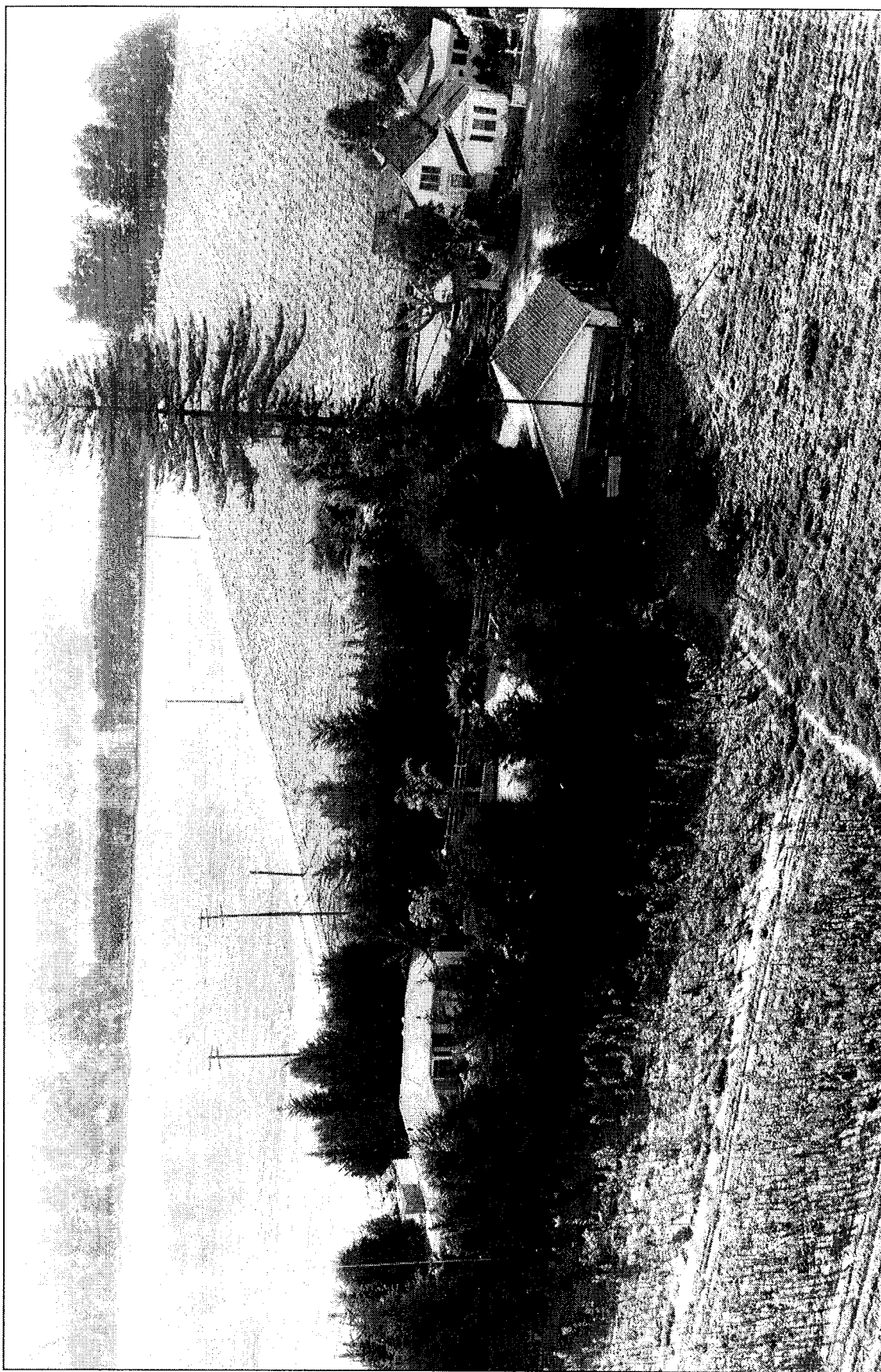


Figure 7. Pfeiler Farm, ca. 1950. The Maulhardt barn has been replaced by the Pfeiler residence complex. The fence near the original residence has been removed, as has the fence and smaller ancillary buildings near the Maulhardt garage in the right center of the photograph (U.S. Army Air Force aerial photograph, courtesy Jeffrey Maulhardt).

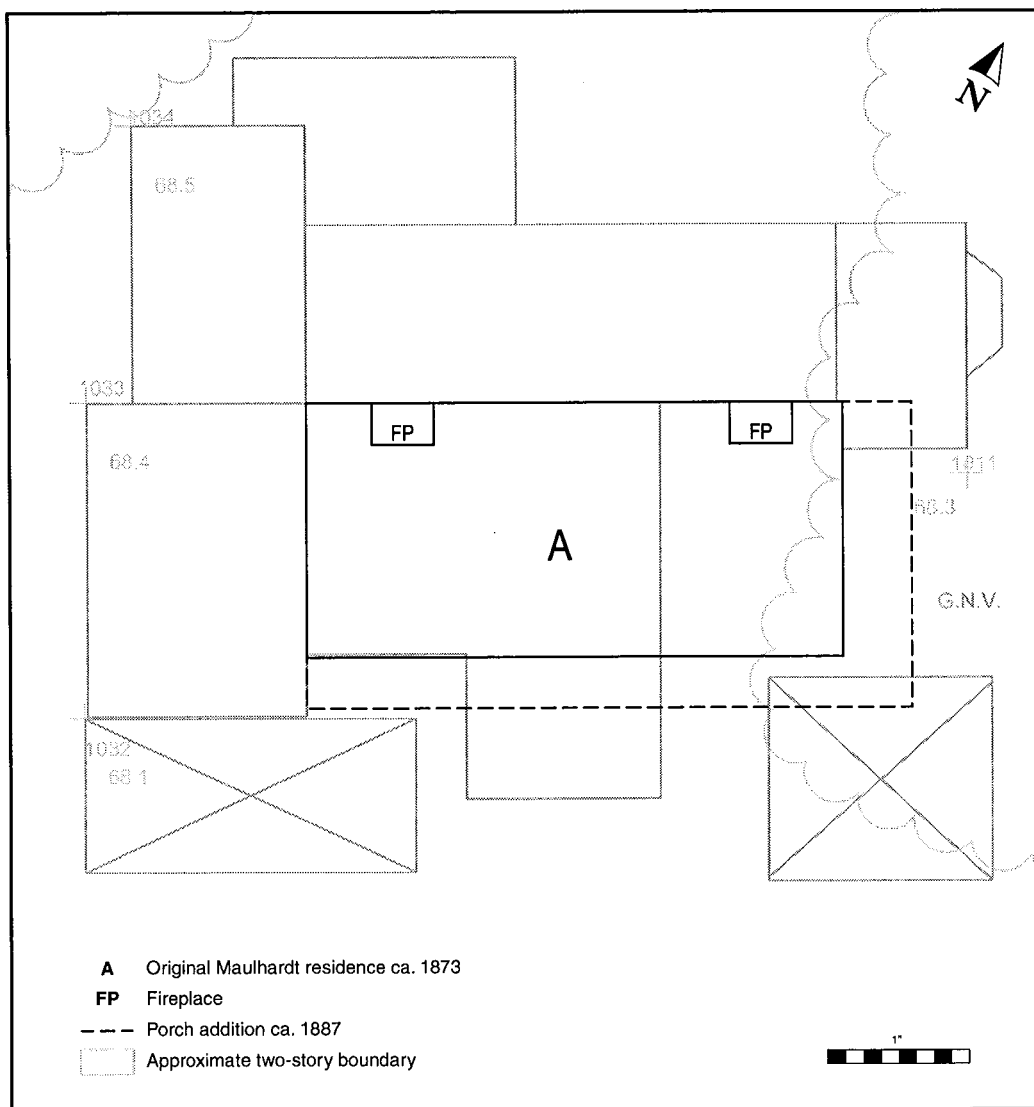


Figure 8. Plan of the original Maulhardt residence, ca. 1873, showing the 1887 porch addition.

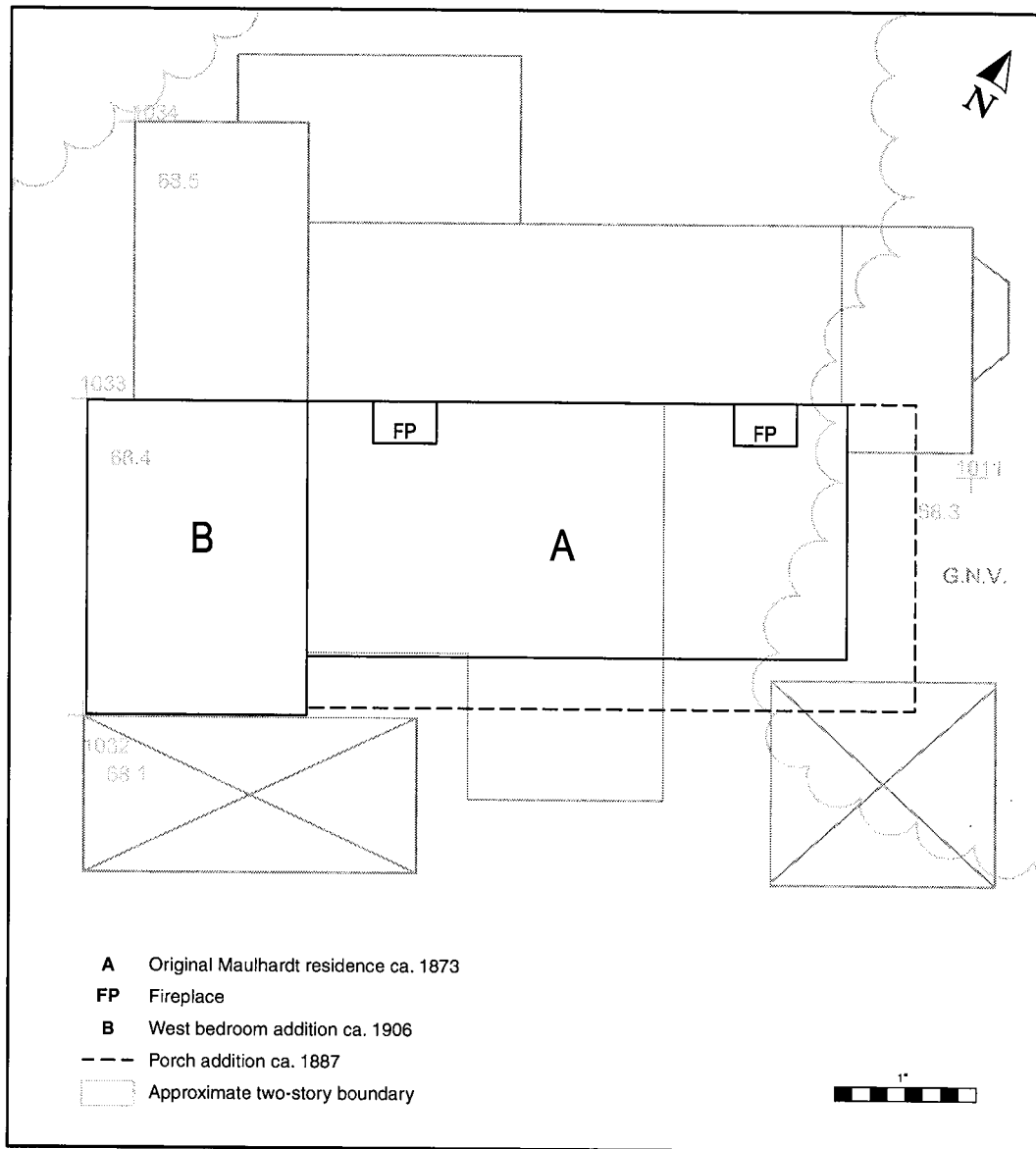


Figure 9. Plan of the original Maulhardt residence, ca. 1873, showing the 1887 porch addition and the west bedroom addition ca. 1906.

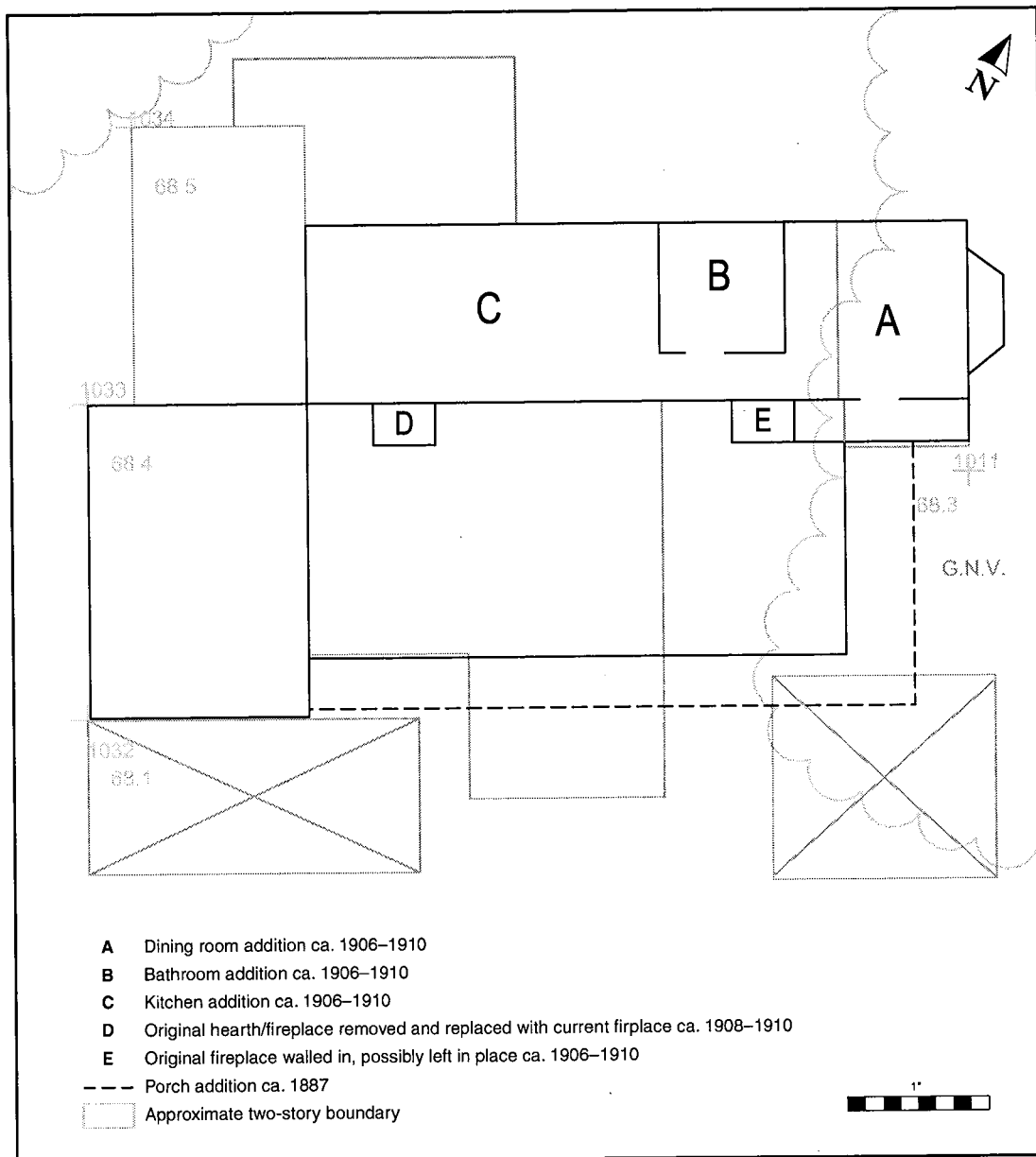


Figure 10. Plan of the Maulhardt/Pfeiler residence showing ca. 1906–1910 additions.

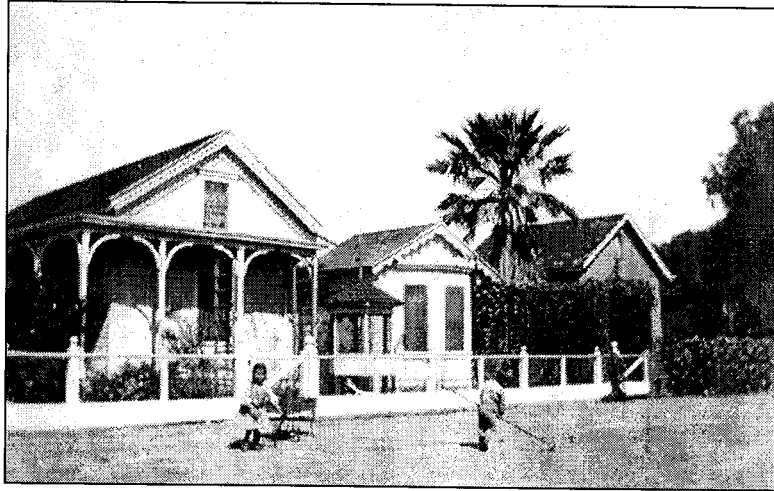


Figure 11. View of the 1870s–late 1880s portion of the Maulhardt/Pfeiler residence, ca. 1910. The children in the photograph are Florence and Ralph Pfeiler (courtesy Jeffrey Maulhardt).

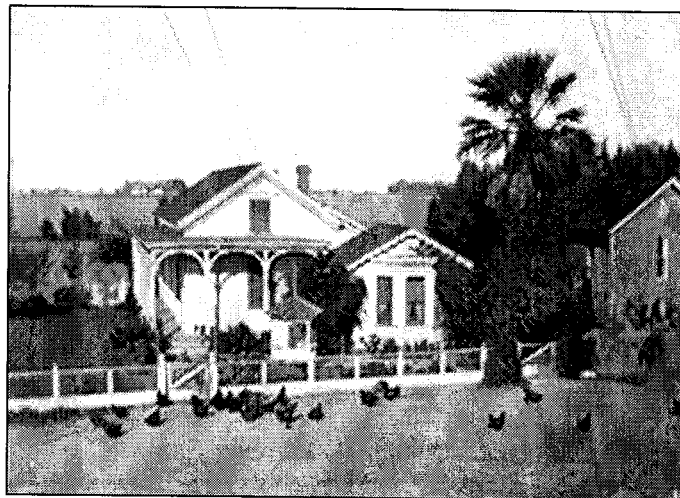


Figure 12. The Maulhardt/Pfeiler residence, ca.1910. The Maulhardt winery/storehouse is visible on the right (courtesy Jeffrey Maulhardt).

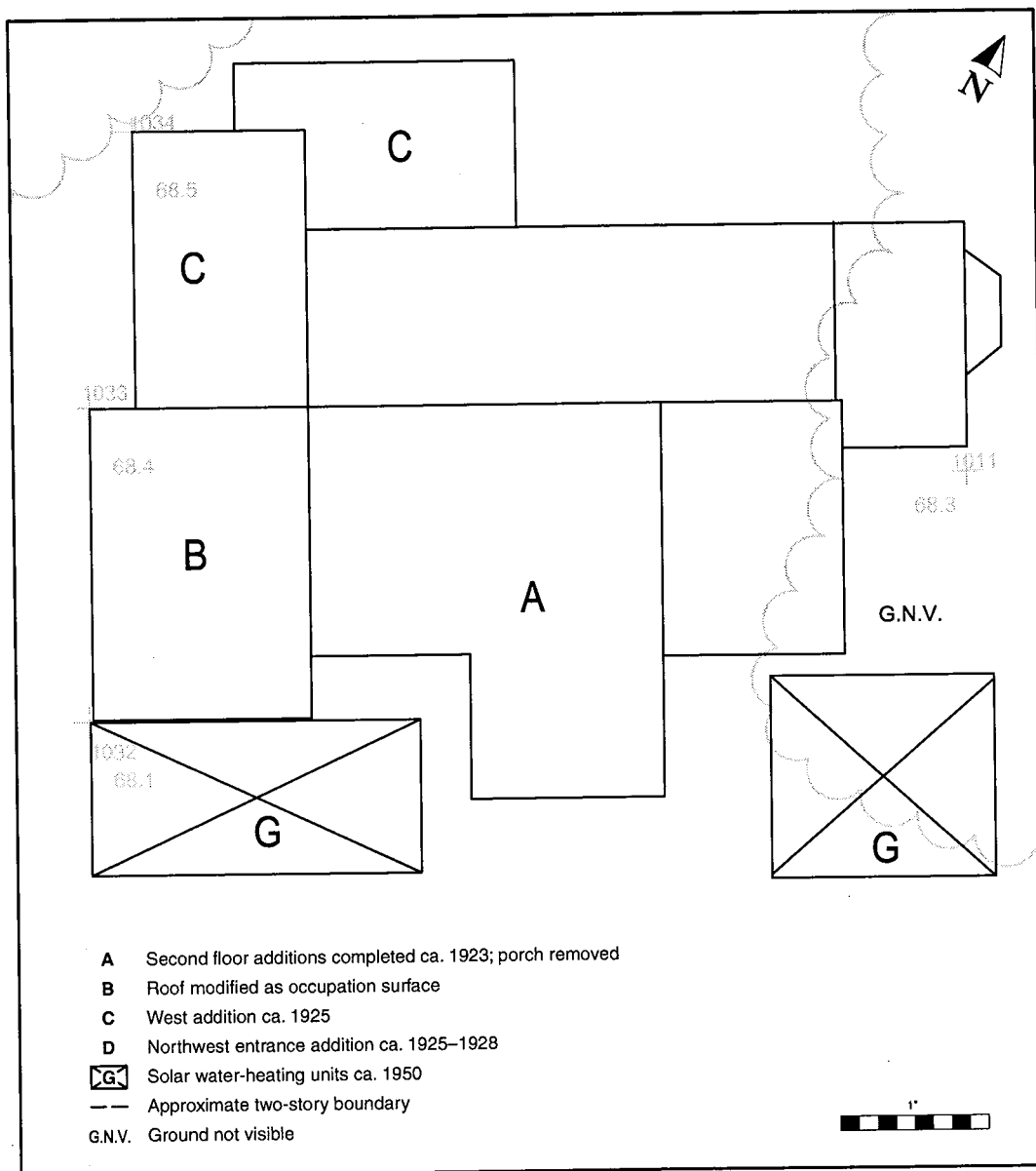


Figure 13. Plan of the Maulhardt/Pfeiler residence showing post-1923 additions.

After Robert Pfeiler took ownership of the farm in 1938, he made changes of his own. In 1945, Robert had the original Maulhardt barn demolished and built a new house, swimming pool, and ancillary buildings (see Figure 7). Once the new home was completed, the Maulhardt/Pfeiler residence was sporadically used as a guest house, but its main function seems to have become storage. No known occupation of this home took place after 1970.

Winery/Storehouse

Local Oxnard tradition has it that the construction of the two-story winery/storehouse was synchronous with the establishment of the El Río (Santa Clara) Catholic Church, also known as the Catholic Church of New Jerusalem. A committee of six local farmers that included Gottfried Maulhardt met with Father Juan Comapla of Mission San Buenaventura on December 8, 1876 (Mervyn 1989:18–19) to discuss the construction of a new parish church on the south side of the Santa Clara River that was set to begin construction the following year. By August 1877, construction of the church had been started (*Ventura Signal*, 4 August 1877:3).

By all available accounts, Maulhardt himself was a devout Catholic. Coming from a German tradition of bricklayers, Maulhardt decided to construct a two-story storehouse (now known as the “winery”) on his property. The top floor was to be used for storing canned fruit and vegetables grown on his farm and the basement for the storage of the small quantity of wine he was producing. Maulhardt had a modest vineyard of 250 grapevines and 4 acres of fruit and vegetables for his own family’s consumption. Once confirmation of construction of the new Santa Clara church was given, Maulhardt donated the extra space in his future storehouse for the storage of the church’s wine and extra charitable food stores. Construction of this storehouse most likely began in early spring 1877, after the rainy season had passed. The building was completed before the end of the year.

The winery/storehouse is located approximately 22 feet north of the original Maulhardt family residence (see Figure 12). The building is of Bavarian influence. Jeffrey Maulhardt visited the Maulhardt familial home in Mingerode, Germany, in 1997. He found several buildings of similar stylistic appearance, including another storehouse (Maulhardt 1999:85). The Oxnard winery/storehouse was originally constructed with a flight of stairs perpendicular to the south wall for access to the top floor. After Robert Pfeiler took possession of the property from his father Albert, in 1938, he altered the storehouse in several ways. Albert Pfeiler died March 28, 1952, from complications following coronary failure. Soon after, the storehouse’s stairwell was turned to run parallel to the south wall of the building, and the top floor was converted to a small apartment for Robert’s mother Lydia (Maulhardt 1999:85). Utilities, including water, sewer, phone, and electric lines were all added to the building. The winery/storehouse remained unoccupied after Lydia’s death on February 18, 1970.

Small Garage

According to Robert Pfeiler, his family continued to conduct business in Oxnard via horse and buggy well into the 1920s. The first mention of a vehicle does not appear until 1932, when Pfeiler speaks of riding in his Model T Ford. The small garage, located adjacent to, and immediately north of, the Maulhardt storehouse, is of a scale to suggest use for personal vehicles. A construction date of ca. 1930 seems reasonable. The probability that construction took place during the depths of the depression is small, when finances were scarce and a luxury building of this nature would have placed an unwelcome burden on the Pfeiler’s budgetary concerns. Robert, as of his graduation from Oxnard High School in 1927, had yet to receive or purchase a vehicle.

Utility Building

Approximately 35 feet north of the small garage, the Pfeilers constructed another building ca. 1925–1930 (see Appendix C). The original purpose for the building might have been as a hay barn. In its final usage phase, the west segment of the building was used as a work/hobby room, and the east was used as an equipment repair area.

Large Equipment Barn

Once transfer of this property from the Maulhardts to the Pfeilers was completed in 1904, there is no question the Pfeilers began large-scale alterations of this property. Whereas the Maulhardts mainly farmed barley, the Pfeilers planted both sugar beets and lima beans. The equipment needed to process these crops (threshers, etc.) was larger and of greater numbers and thus required greater storage space. The large barn on the northern boundary of the project site was constructed to accommodate these storage needs (see Figure 5 and Appendix C). Style of construction and period photographs show this building fully completed by ca. 1912.

Ancillary Barns/Storage Building Group

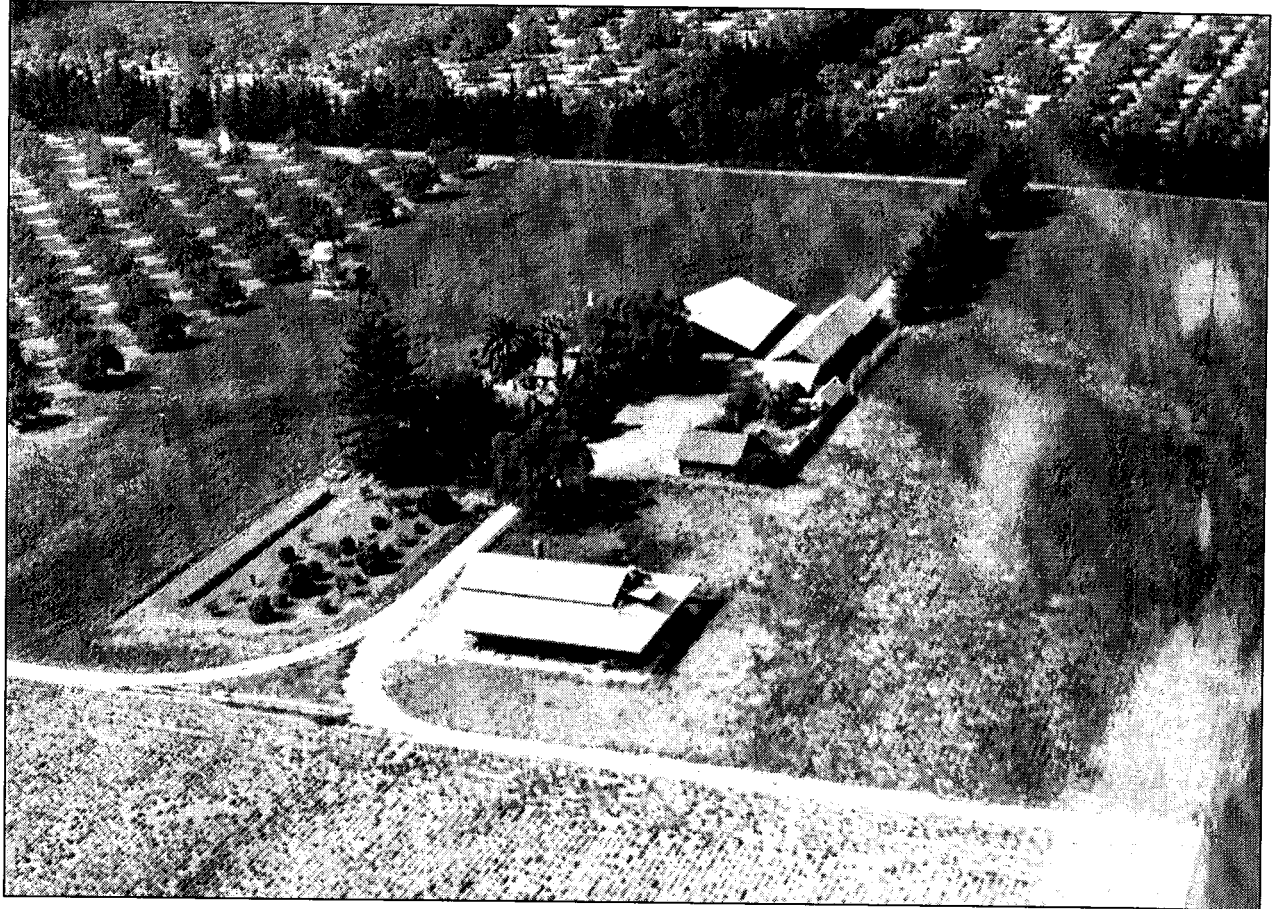
Fifty feet to the east of the large equipment barn are a series of four storage buildings/barns and an open storage area. Each building has a distinct date of construction, and each is discussed in order from north to south (Figure 14; see Appendix C).

A small one-story building was constructed on the northernmost boundary of the property sometime after 1950. An aerial photograph taken in 1948 shows this building had yet to be constructed (U.S. Army Air Corps 1948) (Figure 15). Its purpose was as a shed or other small-scale storage. The building is adjacent to an open storage area that had a primary function as the Pfeiler farm's lumber storage area.

A smaller barn was constructed shortly after the large equipment barn was completed in order to house smaller equipment and personal transportation devices, such as buggies and wagons. This barn is a separate building located on the south side of the open storage area; it was completed by 1915 (see Figure 14).

The southernmost barn and attached shed buildings (see Figure 14) have a much different history. The original building was constructed as a cottage for Louis Pfeiler's son Albert and was originally located on one of Louis's adjacent properties. After the farm was purchased in 1904, the cottage was moved to its current location and used as a guest house by the Pfeiler family (Maulhardt 1994: interview with R. Pfeiler). Maulhardt also learned in his interview with Robert Pfeiler that the cottage was reconfigured into barn/storage and shed structures by 1918.

All buildings were originally made with wood frames and facing, but were eventually faced with metal for strength and weatherproofing. The facing might have been done by Robert Pfeiler after the hurricane of September 1939 hit the area or by Albert Pfeiler when he began to mechanize his plowing by purchasing his first tractor in 1935.



**Figure 14. Pfeiler Farm barn, ca. 1944, view from the south.
The large building in the foreground is the original Maulhardt barn
(U.S. Army Air Force aerial photograph, courtesy Jeffrey Maulhardt).**



Figure 15. Pfeiler Farm from above, ca. 1948. The relationship between the winery/storehouse and the Maulhardt/Pfeiler residence is clearly displayed. Also visible is the storage area to the north (right) end of the row of barn/storage buildings (U.S. Army Air Force aerial photograph, courtesy Jeffrey Maulhardt).

Maulhardt/Pfeiler Garage

Directly to the east of the Maulhardt/Pfeiler residence, across the access road, is a garage (see Figures 14 and 15). This building has a *terminus ante quem* (time before which) of around 1905, based on photographs taken of the Maulhardt/Pfeiler home from the second floor space ca. 1910 (see Figure 12). The method of its construction does suggest, however, that the garage might have been built after 1879 (the garage was not listed in the 1879 *Ventura Signal* newspaper report) and before Gottfried Maulhardt's death in 1898. Assessor's records listed Maulhardt's possessions as including wagons and other improved machinery. This building might have been used for storage of equipment and other transport mechanisms. The Pfeiler family could also have used the garage for similar purposes, considering the change in crops and expansion of commercial agricultural activity.

Water-Related Structures

After the new Pfeiler residence was completed by 1948, Robert Pfeiler constructed two small-scale solar water heaters for his swimming pool. The metal pipe-and-corrugated plastic structures utilized the existing water utility connection of the Maulhardt/Pfeiler home. As water passed through the pipes, heat collected by the plastic was focused on the pipes, gradually warming the water. The heaters, located immediately south and adjacent to the former home, were not constructed until the family was no longer using the building as its primary residence. A small water heater of similar style was constructed on the roof of the Maulhardt/Pfeiler residence to provide guests staying in the home with hot water.



Significance Evaluation of the Pfeiler Farm and Analysis of the Significant Effects of the Proposed Project and Project Alternatives

This section contains two parts. First, we present a significance evaluation of the Pfeiler Farm within the frameworks of the California Register, Ventura County's "Definition and Designation Criteria for Cultural Heritage Sites," and the *Guidelines for Evaluating and Documenting Rural Historic Landscapes* (McClelland et al. n.d.). Second, we analyze the significant effects of the Proposed Project and project alternatives on the Pfeiler Farm, propose mitigation measures to reduce the effects of the project to a less-than-significant level, and discuss preferred alternatives.

Significance Evaluation

California Register Eligibility

To be considered eligible for listing in the California Register, a historical resource must be significant at the local, state, or national level, under one or more of the following four criteria (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852):

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting at least one of the above criteria, a resource must have integrity, which is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 2001). A resource must retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Integrity is judged with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which it is proposed for eligibility.

In order to link the buildings on the parcel with the California Register criteria, a historic context must first be established within which the resources may be situated and evaluated. This was presented in

Section 2, and historical research was used in combination with an architectural evaluation of the buildings on the property to define a period of significance from 1872 to 1904. The period of significance is the length of time when a property was associated with important events, activities, or persons, or attained the characteristics that qualify it for listing in the California Register. It is important to note that the property must possess historic integrity for all periods of significance (NPS 1991:42). In this case, the span of years defined as significant begins with initial construction of the property in 1872 by Gottfried Maulhardt and ends in 1904, when Louis Pfeiler purchased the property.

The character-defining features of a historical resource convey its historical significance. The following section of the report details these features as noted by architectural historians Richard Starzak and Carson Anderson of Myra L. Frank & Associates, Inc., on the farmhouse, winery/storehouse, and barn/garage.

Character-Defining Features and Integrity

Original 1873 Section of the House

Exterior Features

- Wood shiplap siding
- Random-width wood-shingle roof cladding (Figure 16)
- Corner boards (where different wall planes meet)
- Wide rake (board just beneath the eaves) with cyma recta molding atop
- Tall 2/2 double-hung wood sash windows on first floor (Figures 17 and 18)
 - Plain board window trim
 - Thick wood sills with short, thick wood aprons
 - Simple cornice moldings

Alterations to the exterior of the 1873 original structure appear to include the enlargement of the gable window openings on the second floor, replacement of the west chimney, one-story additions to the west, north, and northeast, and a two-story addition to the south.

Interior Features

- Tall baseboards (approximately 8–9 inches tall) with cyma recta trim molding atop
- Plain, smooth plaster ceiling without crown moldings or medallions
- Simple, thin-profile four-panel doors (of approximately 1¼-inch thickness)
 - Top two panels are approximately three times the length of the lower panels
 - Mortise-and-tenon joinery is fully exposed on door edges (Figure 19)
 - Black-box door hardware with white ceramic door knobs (Figure 20)
 - Distinctive, fully mortised door hinges featuring pins with matching finials and pendants
 - Ovolo trim on door frame reveal
- Attic flush-bead board ceiling cladding
- White ceramic electrical insulating medallions (where wires penetrate ceiling, probably added in the late 1890s or early 1900s)
- Diminutive near-floor-level (1-by-1-foot) casement window in rear gable end
- Staircase treads, newel posts, and balusters
- Board-and-batten closet doors with simple diagonal/horizontal bracing (attic only; Figure 21)

Alterations to the interior of the 1873 original building appear to include the replacement of the west fireplace, removal or covering over of the east fireplace, the stairs up to the second floor, probable first and second-floor wall finishes, and removal of sections of the wall to provide access to the multiple additions.



Figure 16. Original 1873 west gable, featuring shiplap siding and wood-shingle roof cladding. The door opening replaced the original window opening.



Figure 17. Tall 2/2 double-hung sash windows.



Figure 18. South elevation, showing exterior shiplap and sash windows, ca. 1910. (Courtesy of Susan Brown.)



Figure 19. Second-floor room.



Figure 20. Second-floor door.

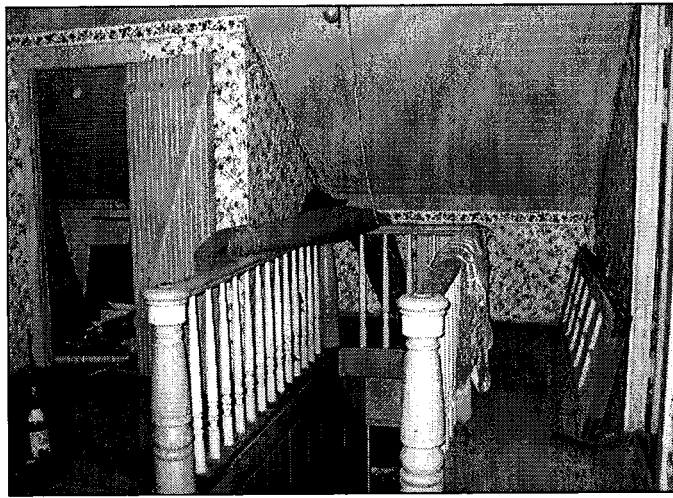


Figure 21. Note board-and-batten closet door.

Late-1880s Section of the House

Exterior Features

- Wood shiplap siding
- Naive fish-scale shingles (gable end)
- False-front gable roof
 - Random-width wood-shingle roof cladding
 - Polygonal bay window (Figure 22)
 - Band-sawn decorative bargeboard with circular cutouts near the ends (Figure 23)
 - Entablature featuring dentil-enriched bed molding
 - Plain single 1-by-8-inch board frieze
 - Stepped fillet moldings beneath window aprons
 - Ovolo bead molding over the corners of the bay window
- Tall 2/2 double-hung sash windows with plain trim and cornice moldings
 - Plain window trim (see Figure 23)
 - Thin-framed wood window screens (green; installed on bottom sash only)
- Latticework skirting around base of house (Figure 24)

A verandah consisting of chamfered wood posts, with square footprints, and brackets that form a segmental arch pattern across the top of each porch bay was an exterior feature that probably dated to the late 1880s. The verandah has been removed. Figure 25 provides an idea of what the building looked like in the late 1880s (also see Figure 11).

Interior Features (Figures 26 and 27)

- Simple, thin-profile four-panel doors (of approximately 1¼-inch thickness)
- Mortise-and-tenon joinery is fully exposed on door edges
- Black-box door hardware with white ceramic and black metal door knobs
- Distinctive, fully mortised door hinges featuring pins with matching finials and pendants
- Ovolo trim on doorframe reveal
- Tall baseboard (8–9 inches tall) with cyma recta trim molding atop
- Plain smooth plaster ceiling without crown moldings or medallions

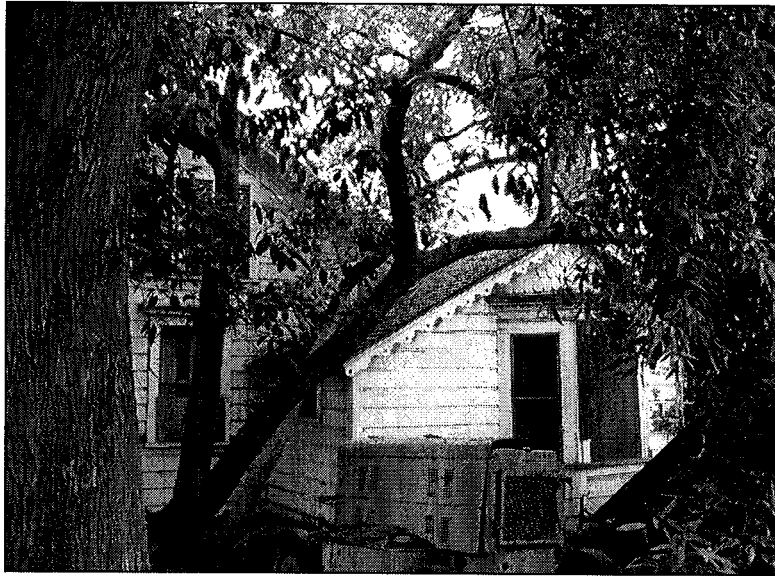


Figure 22. Polygonal window bay, built ca. late 1880s.



Figure 23. Detail of decorative bargeboard and windows.



Figure 24. Latticework skirting around the base of the house.



**Figure 25. View of 1870s–late 1880s portion of the property, ca. 1910.
(Courtesy of Susan Brown.)**

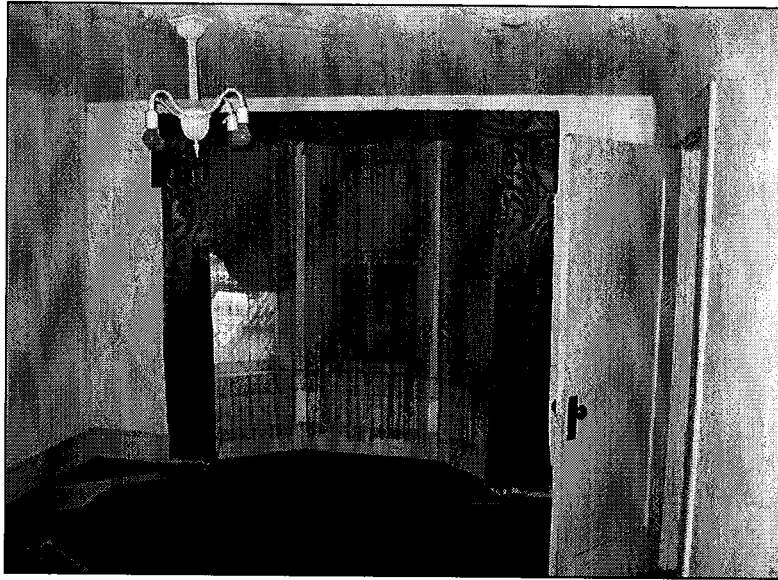


Figure 26. Interior view of east room, view to east.

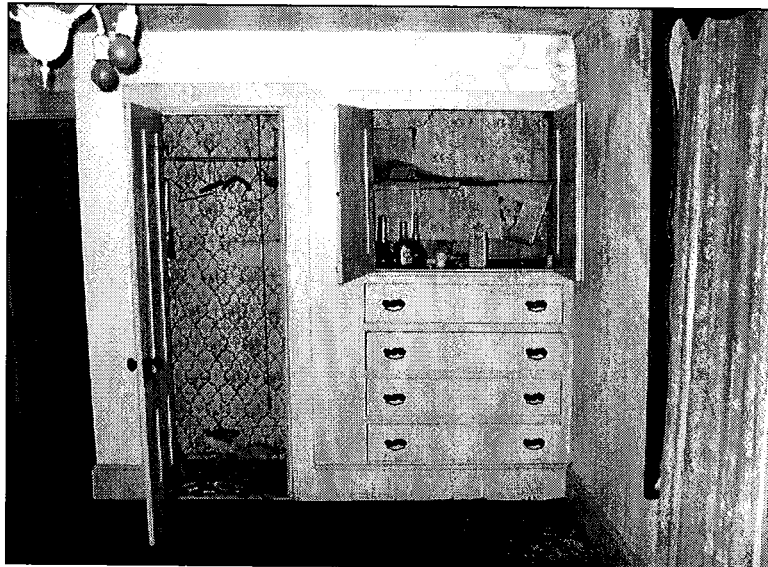


Figure 27. Interior view of east room, view to west.

Other Pre-1905 Portions of the House

Exterior Features

Grouped casement and double-hung windows (sunporch and dining room area)
Concrete foundations

Interior Features

Attic: Arts and Crafts wallpaper border (along edge of the ceiling) (Figure 28; restoration testing should confirm if it is ca. 1905)

Ancillary Buildings

Winery or Storehouse (built 1877) (Figures 29 and 30)

Two levels. The first level, probably intended for storage, has a dirt floor and exposed brick walls, which have been damaged by inappropriate use of Portland cement. The second level is less than 6 feet above ground level.

Running bond brickwork (no header course or combination header/stretcher course)

Stringcourse at floor level (diagonal aligned soldier course)

Narrow, steel sash windows

Brick windowsills (with narrower headers on both corners)

Segmental-arched (seven-header) window openings

Exterior wood staircase

Raking cornice (corbelled)

Random-width wood-shingle roof cladding

The upstairs level appears to have been remodeled for an apartment, probably in the 1960s.

Barn/Garage (built prior to 1905) (Figures 31 and 32)

The barn or garage located to the east of the Maulhardt/Pfeiler House appears to retain all aspects of integrity from its construction prior to 1905, with the exception of the garage doors, which were probably braced in a manner similar to the door to the north side of the west elevation. The building appears to be in better condition than the storehouse.

Historical Considerations

As discussed in detail in Section 3, Gottfried and Sophia Maulhardt emigrated to America from Mingerode, Germany, probably in the late 1860s. According to Moltmann (1986:23–24), the largest concentration of German immigrants centered on the so-called “German Belt”—from New York through Pennsylvania, Ohio, Indiana, and Illinois, with extensions into Michigan, Wisconsin, Minnesota, Iowa, Nebraska, Missouri, and Kansas. He contends that this “belt” appealed to German immigrants because the scenery and climate corresponded more closely to their homeland than anywhere else in the United States. Other dispersed centers of German settlements included Louisiana, Colorado, Utah, California, Oregon, Washington, Montana, and Texas. Moltmann notes that these areas were settled for specific historical reasons. In the case of California, the gold rush drew many early settlers. According to the 1900 census, the German population of California numbered 72,449; the Irish and English combined only exceeded this number by a small amount (Faust 1927:577–578). No other western state or territory even approached this number of Germans.

Germans were active in California in all aspects of agriculture and animal husbandry, but also contributed to large- and small-scale industry and business. Faust (1927:39–52) describes the role of the German immigrant in the development of viticulture in the United States and provides several examples

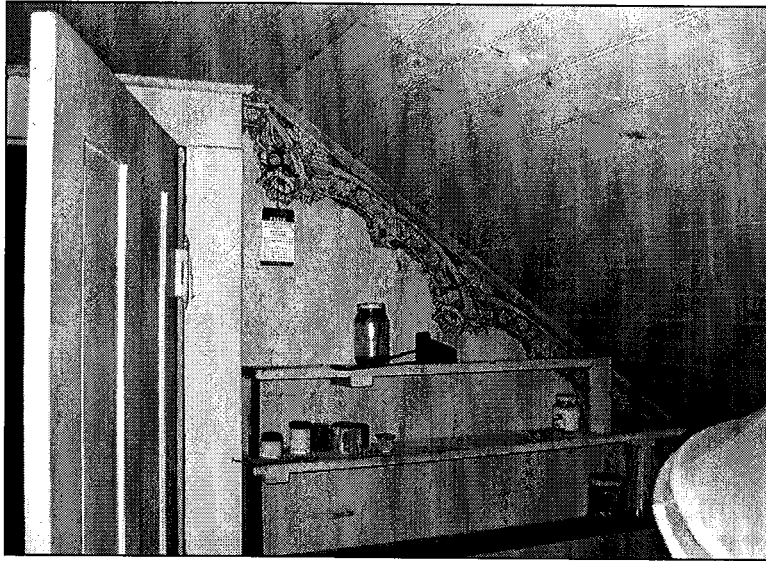


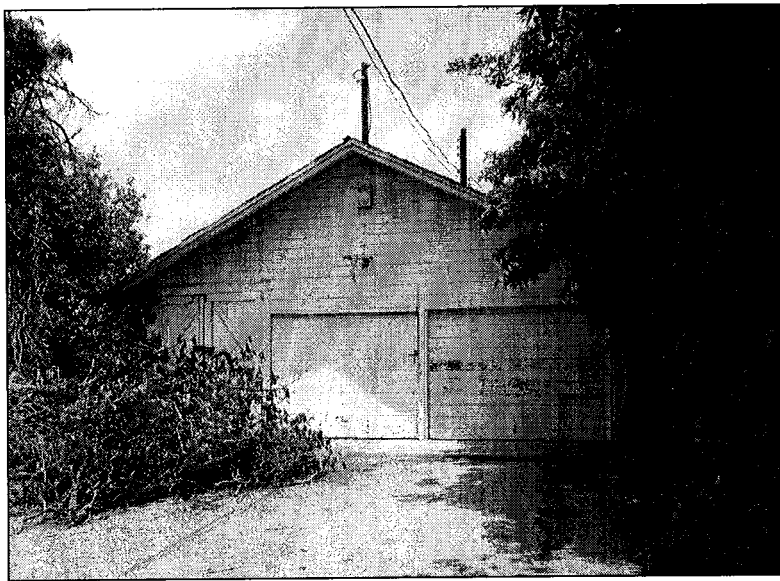
Figure 28. Second-floor room, featuring Arts and Crafts wallpaper.



Figure 29. Winery or storehouse, east elevation.



**Figure 30. Historical photograph of the winery.
(Courtesy of Susan Brown.)**



**Figure 31. Barn/garage to the east of the original home.
West elevation, view to east.**



Figure 32. Historical view of barn/garage.
(Courtesy of Susan Brown.)

from California. Although the most famous wine-producing counties include Napa and Sonoma, wine was produced on a smaller scale in Ventura County (see earlier). Another important German contribution to California was the establishment of “orange culture.” According to Faust (1927:52), Anaheim was recommended as a perfect spot for growing “grapes and southern fruits,” but ultimately it became known for its oranges. John A. Sutter, pioneer settler of the Sacramento Valley, stands out for his contributions to California agriculture. Faust (1927:56) notes that “Around Sutter’s Fort were cultivated crops which had been entirely ignored before except by the missions.” According to Faust, Sutter dispelled the notion prevalent among contemporary settlers that these crops (presumably grains) could not be grown in California without irrigation.

Gottfried Maulhardt’s grandfather was a bricklayer, and presumably his knowledge of building techniques and German traditions were strong factors in the design of the Maulhardt’s farmhouse in Oxnard in 1872. Traditional builders acquire competence through apprenticeship and imitation of admired models and artisans rather than through institutionalized classes or schools of design. Design values are thus imbedded in the community’s traditions and worldview (Brunvand 1996). Seen in this way, stylistic ornament is an applied sort of mask, or Sunday clothes, overlain on an otherwise ultra-conservative vernacular house.

Scholars of vernacular architecture who have documented the domestic architecture of nineteenth-century immigrant Germans describe consistent patterns in the organization and interior arrangement of space, as well as preferences for certain building materials and/or construction methods. This holds true despite regional variations in exterior stylistic accommodation and the immigrants’ efforts to assimilate design preferences of their non-German neighbors. Whether describing immigrant German settlements in Ohio (Wilhelm 1992), or in south-central Texas (Leiding 1992), or in early-nineteenth-century Pennsylvania (Long 1972), scholars have noted fairly consistent design preferences among Germans that at their root are ethnic in nature and that were brought with them from the Old World. These design preferences persist, but have been shown to diminish gradually over time as later generations more fully assimilate into the dominant culture. In rural Texas and Ohio, the descendants of the original German settlers have shown a pronounced inclination to stay in the same locales and retain ownership of property once settled by their ancestors. Their tenure on ancestral lands has allowed scholars to document the persistence of cultural preferences with respect to architecture and the landscape over generations.

Nineteenth-century immigrant Germans showed a consistent preference for the one-and-a-half story, gable-roof house form, with a roof line pitched steeply enough to accommodate upstairs bedrooms. Traditional houses had a three-room first-floor plan that included a kitchen (*kiche*), parlor (*stube*), and a bedroom (*kammer*) (Long 1972:76); the kitchen and parlor were often combined into one room. The

upstairs half story under the sloping roof would usually have two bedrooms, one for the children and one for any older boys. The two upstairs rooms are generally always accessed by a steep stair in the middle of the house and separated by a hallway lined with storage closets and bins. Sometimes more prosperous German households built three rooms on the first floor, separating the space into kitchen, parlor, and master bedroom. This is the pattern employed at the Maulhardt/Pfeiler Farm. In other instances, houses were enlarged later to accommodate four downstairs rooms (master bedroom, kitchen, parlor, and bathroom, as in the Zimmerscheidt-Leyendecker House, Frelsburg, Colorado). In warmer locations, such as south-central Texas, Germans often built an exterior stair on a gable end of the house to access the upstairs bedrooms—much like that accessing the winery/storehouse at the Maulhardt/Pfeiler Farm (Hall 2000).

Although it is not certain, it was common in nineteenth-century farmhouses and rural areas that the privy was detached from the main building. Another common feature of German immigrant farmhouses was the cellar (*keller*), which was used for cold storage of foodstuffs. At the Maulhardt/Pfeiler Farm, the main farmhouse was built without a cellar, a common practice in geographic areas where freezing does not occur. The winery/storehouse likely served this function in lieu of a cellar.

Two chimneys and fireplaces were common in German immigrant farmhouses, presumably one hearth was used for heating the parlor, and the other was used for cooking in the kitchen. Figure 33 is an example of a German immigrant kitchen dating to 1809–1842 in Maryland (Historical Society of Carroll County 2001). It predates the Maulhardt kitchen substantially, but we believe that this was a typical hearth style used by German immigrants regardless of where they settled. This traditional style of hearth may well have been familiar and still in common use when the Maulhardts lived in Germany. Although no testing has been done, it may be possible that the original fireplace to the east is still underneath the walls, and there may be remnants of the original hearth.

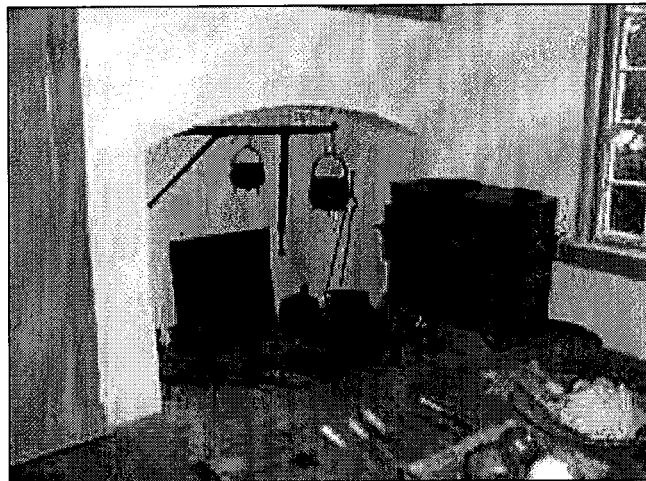


Figure 33. Sherman Fisher Shellman House hearth, Piedmont, Maryland, ca. 1842 appearance.

California Register Evaluation and Recommendations

The original portion of the Maulhardt/Pfeiler Farmhouse (earliest construction date, 1872–1873) and the associated winery/storehouse (ca. 1887) and barn/garage (pre-1905) appear to meet California Register criterion 1 for their association with the early development of the agricultural industry in the Oxnard area and German immigrant settlement patterns in Ventura County. The construction predates the arrival of the first railroad in the area in 1876—the Southern Pacific Railroad’s original mainline through Ventura, Fillmore, and Saugus—and the first railroad to Oxnard in 1899–1904, the Southern Pacific Railroad via the Montalvo Cutoff, now part of the Coast Line. The residence is a manifestation of building materials brought to Ventura County by lumber schooners and off-loaded at local wharves (Lex Palmer, personal communication October, 2002). The amount and nature of building material dramatically changed after the railroad arrived (San Buenaventura Research Associates 1999:5) European immigrant settlement became more commonplace after construction of the railroads. The Maulhardt/Pfeiler Farmhouse, winery/storehouse, and barn/garage also appear to meet California Register criterion 3 as an example of a nineteenth-century German immigrant farmhouse and associated outbuildings. The exterior integrity of the three buildings is documented in Table 1, with reference to California Register criteria 2 and 3.

The Maulhardt/Pfeiler Farmhouse does not at this time meet NRHP criteria because the multiple additions that were constructed on nearly all sides of the original building have diminished the building’s integrity of design, materials, workmanship, feeling, and association. If, however, the farmhouse was restored to its nineteenth-century appearance, in a plan consistent with one commonly used by German immigrant farmers of that period, it may also meet NRHP criteria because of the rarity of such resources constructed prior to the arrival of the railroad.

The property in question is also likely eligible under California Register criterion 4, because of its potential to yield information (from a historical archaeological standpoint) important to the history of the local area and the state of California. Subsurface features, such as privy pits, may be present. These potentially contain artifacts that could provide clues on the social status and consumer behavior of the site’s inhabitants. Unfortunately, because the residence was in a rural setting when it was originally constructed and in use, no Sanborn Fire Insurance Maps are available to document the locations of yard features such as privies, but they were generally located in the rear or side yards of a residence (Wheeler 2000).

The buildings and additions constructed after 1905 (on the northern parcel) and the residence complex completed in 1948 (on the southern parcel) (see Figure 2 and Section 3) are associated with an important local farming family, the Pfeilers, but their relative significance compared to those of the Maulhardt era is not important enough to meet California Register criteria. The period of significance has been defined as 1872–1904, which relates to the period of early immigrant settlement on the Oxnard Plain. The Maulhardt/Pfeiler home, winery/storehouse, and barn/garage have strong character-defining features that have high integrity (see Table 1) and convey the period of significance well.

The post-1905 buildings on the northern parcel (see Appendix C) illustrate aspects of the Pfeiler’s ownership of the property and their farming methods, but the buildings do not have strong character-defining features that convey a sense of the property’s later history and have been modified from their original construction. They are not unlike many other utilitarian equipment barns and storage/utility sheds recorded by Judith Triem and Mitchel Stone on ranches/farms in the Santa Clara Valley (San Buenaventura Research Associates 1999) (e.g., Maxwell Ranch, John Hall Orcutt Ranch, Newhall Land and Farming Company, Miles Balcom Ranch, Texaco Oil Company, Petit Ranch, Joseph Bath Residence, Welchman Ranch, 19311 E. Telegraph Road, Donald Teague Ranch, Thorpe Ranch, Mountain View Citrus Company, and 19828 E. Telegraph Road). The recorders note (San Buenaventura Research Associates 1999:District Record Continuation Sheet 2 of 6, DPR 523L form) that “A variety of purpose-built and generic outbuildings related to ranching operations were constructed throughout the

**Table 1. Integrity Evaluation of Exteriors of Maulhardt/Pfeiler Farmhouse,
Winery/Storehouse, and Barn/Garage**

Integrity Issue	Farmhouse	Winery/ Storehouse	Barn/Garage	Comments
Location	yes	yes	yes	Buildings are in their original locations.
Design	yes	yes	yes	Buildings reflect characteristics typical of German immigrant-style farm buildings, such as organization of space, proportion, and scale. "Core" of farmhouse reflects period of significance well, but is "sheathed" with later additions. Barn/garage had new doors installed, but this condition is reversible. Exposed brick walls in winery/storage have been damaged by inappropriate repairs.
Setting	compromised	compromised	compromised	Although a few landscape elements remain, such as ca. 1895 palm tree, most original vegetation gone, as is fencing, and relationship with outlying agricultural fields and original barn (demolished ca. 1948). Relationships of existing buildings via-à-vis one another have not changed.
Materials	yes	yes	yes	Buildings retain key exterior materials dating to period of significance. Farmhouse constructed prior to arrival of railroad in 1876, at which time building materials were more abundant and varied.
Workmanship	yes	yes	yes	Buildings exhibit vernacular workmanship typical of period of significance. Farmhouse contains folk Victorian elements.
Feeling	yes	yes	yes	Although the setting has been compromised to a large extent, the three buildings still relate the feeling of agricultural life in the nineteenth century in the area and German immigrant settlement patterns.
Association	yes	yes	yes	The three Maulhardt-era buildings are in their original locations and are sufficiently intact to convey a sense of what farming was like for early German immigrant farmers on the Oxnard Plain.

agricultural areas of the Santa Clara Valley. . . . Garages and sheds were constructed in large numbers for various purposes, such as the storage of farm equipment and vehicles."

In addition, the key barn for both the Maulhardt and Pfeiler operations is no longer standing. The main barn on the property was the original Maulhardt barn (see Figure 6), which was used by the Pfeilers until it was demolished in the mid-1940s to make room for the more-recent Pfeiler residence complex located in the southern parcel, completed in 1948. The latter residence is well outside the period of significance defined for this study and is composed of buildings that are not unique in terms of that period's architecture. Recent work (San Buenaventura Research Associates 1999) indicates that more intact examples of Ranch style residences are located in the Santa Clara Valley.

Ventura County Cultural Heritage Site Evaluation and Recommendation

CEQA requires that local ordinances be taken into account when evaluating cultural resources. In the case of the Pfeiler property, the pertinent ordinance is the Ventura County Cultural Heritage Ordinance, which was adopted in 1968 by the Board of Supervisors and reenacted in 1973 (Ventura County Ordinance No. 2737). Changes and additions were made to strengthen the ordinance in 1991 (San Buenaventura Research Associates 1999:1).

Section 1365-5 of the ordinance provides the definition and designation criteria for cultural heritage sites. The Pfeiler Farm is being evaluated as a landmark, and in regard to landmarks, the ordinance states that landmarks satisfy one of the following criteria:

- (1) It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history;
- (2) It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States;
- (3) It is associated with the lives of persons important to Ventura County or its cities, California, or national history;
- (4) It has yielded, or has the potential to yield, information important to the prehistory or history of Ventura County or its cities, California or the nation.
- (5) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values;
- (6) Integrity: Establish the authenticity of the resource's physical identity by evidence of lack of deterioration and significant survival of the characteristics that existed during its period of importance. This shall be evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling and association.

We recommend that the three Maulhardt-era buildings on the 46.82-acre Pfeiler Farm property (and the associated ca. 1895 palm tree to the northwest of the residence) are eligible for listing as landmarks under Ventura County's Definition and Designation Criteria for Cultural Heritage Sites—criteria (1), (2), (4), and (5). The three buildings reflect the history of early farming on the Oxnard Plain, as it was exemplified by the Maulhardts, a German immigrant family that arrived in the area in the late 1860s. German immigrants had a significant impact on the settlement and economy of Ventura County. The 2.82-acre portion of the property around the Maulhardt-era buildings also has the potential to contain subsurface historical archaeological deposits that can inform us about consumer preferences and social status in Ventura County in the last quarter of the nineteenth century. Finally, the Maulhardt-era buildings, particularly the residence and the winery/storehouse embody the distinctive characteristics of German immigrant vernacular architecture. The California Register significance evaluation provided above has established the authenticity of the resource's physical identity and has documented the significant survival of the character-defining features of the properties during their period of importance (1874–1904).

Because they fall outside the period of importance established for this property, we do not recommend landmark status for the post-1905 (Pfeiler-era) equipment barns and storage/utility sheds located north of the Maulhardt-era buildings on the property or for the 1948 Ranch style house built in the southeast corner of the 2.82-acre portion of the property on the location of the original Maulhardt barn, which had been demolished prior to construction of the ranch house. Similar barns and sheds in the Santa Clara Valley have been parts of ranching/farming complexes that have been recommended for landmark status as part of a rural historic landscape by San Buenaventura Research Associates (1999). These include the Newhall Land and Farming Company, Joseph Bath Residence, 19311 E. Telegraph Road,

Donald Teague Ranch, and Thorpe Ranch. A number of barns have been designated as Ventura County Landmarks—59: Artist's Barn and Surrounding Grounds, Including Aged Pepper Tree; 93: Wood Ranch Barns; 99: Dos Vientos Ranch Buildings (aka Lewis/Clark Ranch; 116: Whiteside House and Barn; and 152: Rancho Camulos (Ventura County Cultural Heritage Board n.d.)—but all of these are either outside the period of importance defined for the property or are not comparable to the Pfeiler-era barns and sheds.

Rural Historic Landscape Eligibility

Some farming and ranching properties in the area have been evaluated as Rural Historic Landscapes using NPS criteria (McClelland et al. n.d.) (Lex Palmer, personal communication October, 2002; San Buenaventura Research Associates 1999). According to McClelland et al. (n.d.:1–2), the rural historic landscape is one of the categories of properties qualifying for listing in the NRHP as a historic site or district. For the purposes of the NRHP, it is defined as a “geographical area that historically has been used by people, or shaped or modified by human, activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features.”

The NRHP lists only those properties that satisfy the criteria for historical significance and integrity. Primary is significance, ascribed by specific criteria and evaluated within the framework of a historic context. Historic integrity, a measure of a property's evolution and current condition, is also critical. Recent changes that have erased historic characteristics, and do not have exceptional importance, make a property ineligible, even if scenic qualities are still present (McClelland et al. (n.d.:2).

A classification system of 11 characteristics has been developed for reading a rural landscape and for understanding the natural and cultural forces that affected its evolution. The first four characteristics are processes that have been instrumental in shaping the land (land uses and activities, patterns of spatial organization, response to the natural environment, and cultural traditions). The remaining seven characteristics are physical components that are evident on the land, such as barns or orchards (circulation networks; boundary demarcations; vegetation related to land use; buildings, structures, and objects; clusters; archaeological sites; and small-scale elements).

Rural Historic Landscape Evaluation and Recommendations

In their evaluation of potential rural historic landscapes of the Santa Clara Valley, Triem and Stone used a theme of agriculture, a period of significance of 1874–1950, and apparently applied National Register Criteria A (events) and C (distinctive characteristics of a type) (San Buenaventura Research Associates 1999:District Record page 1 of 6, DPR 523L form). The district they evaluated illustrates the historical development of agricultural products and farming techniques and documents the progression of land use from the dry farming of grains and row crops to irrigated tree crops and citrus ranching. For the purposes of evaluating the Pfeiler property in this context, we can take the same period of significance and assume that National Register Criteria A and C (or California Register criteria 1 and 2) are also applicable, but choose the Oxnard Plain as the location. We would use the same historic context developed in Section 2 of this report, stressing the importance of the German immigrant contribution to farming on the Oxnard Plain. The evaluation is presented in tabular format below (Table 2).

Table 2. Results of Rural Historic Landscape Evaluation for the 48.62-Acre Pfeiler Project

Processes/Components	Applicability	Integrity	Comments
Land uses and activities	fields, pastures, orchards	low	Maulhardts and Pfeilers used the property to grow a progression of crops, from grains, to lima beans, to sugar beets, to citrus; small-scale animal husbandry also practiced about 44 acres of the 46.82-acre parcel is still in row-crop cultivation; celery, a nonhistorical crop, is being grown, and it is irrigated; only small orchard to south of farmhouse is still extant (see Figures 5-7 and 14)
Patterns of spatial organization	should be reflected in road systems, field patterns, distance between farmsteads, proximity to water sources, and orientation of structures to sun and wind	low	some farm buildings representing each of the three periods of land use are extant; original road systems almost undetectable as a result of subdivision growth on all sides; few if any other nearby farmsteads are extant
Response to the natural environment	climate influenced the siting of buildings, construction materials, and location of clusters of buildings and structures	low	buildings constructed in a fairly close grouping with vegetation around them; historical aerial photographs show cypress or poplar windrows north and west of the property and around the 1948 residence
Cultural traditions	ethnic customs were often transmitted by early settlers and perpetuated by successive generations. Traditional building forms, methods of construction, stylistic finishes, and functional solutions evolved in the work of local artisans	moderate	German immigrant influence evident in original farmhouse and in the construction methods used to build the winery/storehouse
Circulation networks	roads, trails, major highways	low	while some of the current streets and roads follow original roadbed or street beds, all or paved and many are significantly widened; portion of original driveway into the Pfeiler Farm is intact
Boundary demarcations	areas of ownership and land use marked by fences, walls, land use, vegetation, roadways, bodies of water, etc.	low to moderate	although the current parcel approximates the size of the parcel last owed by Maulhardt, and then by the Pfeilers, the area is now surrounded by high-density housing instead of crops, citrus groves, and windrows

continued on next page

Processes/Components	Applicability	Integrity	Comments
Vegetation related to land use	includes not only crops, trees, or shrubs planted for agricultural and ornamental purposes, but also trees that have grown up incidentally	low to moderate	some evidence of historic vegetation remains around the buildings: a ca. 1895 palm to the northwest of the original residences and some eucalyptus and household orchard remnants to the east and south of the residence; no original crops being grown
Buildings, structures, and objects	the function, materials, date, condition, construction methods, and location reflect the historic activities, customs, tastes, and skills of the people who built and used them; rural buildings and structures often exhibit vernacular design distinctive to the area	moderate	three vernacular buildings related to Maulhardt occupation (1872–1904), particular the original residence and the winery/storehouse are characteristic of German immigrant-style farmhouses and outbuildings; Maulhardt-era barn demolished (see Figure 14) to make room for 1948 Pfeiler residence; some of the Pfeiler-era buildings north of the three Maulhardt-era buildings have been modified; most have metal siding; water tower and other historic farmsteads previously located in area moved to Heritage Square in Oxnard
Clusters	groups of buildings, fences, and other features result from function, social tradition, climate, or other cultural or natural influences	low	three Maulhardt-era buildings remain in close proximity; Pfeiler-era buildings are found to the north and south of the Maulhardt cluster; Maulhardt-era barn demolished and replaced by 1948 residence
Archaeological sites	sites of historical activities may be marked by foundations, ruins, changes in vegetation, and surface remains.	moderate?	historical archaeological potential of parcel is assumed but unknown at this point
Small-scale elements	small-scale elements, such as a foot bridge, road sign, and abandoned machinery, can add to the historic setting	NA	none of these elements was observed

After describing the processes and components that might contribute to the definition of the Pfeiler project as a rural historic landscape, an assessment of integrity is necessary before making an eligibility recommendation. Integrity, as noted earlier in Table 1, is the composite effect of seven qualities: location, design, setting, materials, workmanship, feeling, and association. McClelland et al. (n.d.:21) note that "Historic integrity requires that the various characteristics that shaped the land during the historic period be present today in much the same way they were historically." Although the size of the parcel is essentially the same as when Maulhardt's widow sold it to the Pfeilers, and even though about 44 acres are still in cultivation, little else remains the same. The design of the property as it evolved through time is only moderately visible today. The grouping of farm buildings in the southeast portion of the parcel and its relationship to surrounding crop land can still be seen, but the fact that the crop land is now irrigated has affected the landscape as have the extensive modifications to circulation networks. Setting, or the physical environment within and surrounding the property, has been seriously impacted. Within the property, the original Maulhardt barn was demolished in 1948 and a Ranch style house built in its stead; surrounding the property are now hundreds of single-family homes, schools, and commercial developments. The construction materials used for Maulhardt- and early Pfeiler-era buildings and out-buildings are generally historical in nature, but those of roadways have greatly changed. Some aspects of the historic vegetation remain, but for the most part, little remains. Vernacular workmanship is evident in the construction of the original Maulhardt residence and the winery/storage. None of the current farming practices reflects traditional or historic practices. As for feeling, if you are standing on the property and close your eyes to the housing developments surrounding you, the chain-link fence demarcating the property (instead of windrows), and the paved streets and cul-de-sacs, and your ears to the noise of passing cars, you can almost evoke a sense of what it was like during Oxnard's agricultural heyday. Once your eyes are open, however, that feeling disappears. Finally, continued use and occupation of the property helps maintain a property's historic integrity only if traditional practices continue to be followed (McClelland et al. n.d.:22). In the case of the Pfeiler parcel, even though the property has been in the hands of the Pfeilers since 1904, agricultural practices and crops grown are different than in the past, and the construction of a new ranch house in 1948 affected the character of the historic farm. It is thus our opinion that although the Pfeiler parcel is clearly part of a former rural historic landscape, it is no longer reflective of that landscape.

Impact Analysis and Mitigation Measures

As of the date of this report (December 2002), the Proposed Project description and three project alternatives have been formulated. Below, the Proposed Project is presented, followed by a discussion of the effects of the proposed project on significant historical resources and archaeological resources, as defined by CEQA. The same is then done for the project alternatives. Using California Register criteria, Ventura County Culture Heritage Site criteria, and NPS Rural Historic Landscape criteria, we concluded that (a) the three Maulhardt-era buildings on the Pfeiler property are significant historical resources and that subsurface historical archaeological deposits surrounding the buildings are significant archaeological resources; and (b) that the 46.82-acre Pfeiler project is not a rural historic landscape. Finally, mitigation measures are proposed.

Proposed Project

Description

Under the Proposed Project, the 46.82-acre Pfeiler property (Figure 34) would be subdivided to create 227 residential lots, two (2) detention basin lots, two (2) green belt lots, one (1) 1.35-acre park lot, and one (1) 0.86-acre lot containing the three historically significant buildings and the ca. 1895 50-foot-high Canary Island date palm tree as well as other historically significant vegetation mentioned in Pacific Horticulture's September 7, 2002, which will be designated as a residential lot (Figure 35). Under the Proposed Project, the 0.86-acre lot would be sold. The property would be subject to covenants and other conditions restricting the property's use as a historical residence, which would require rehabilitation and maintenance in a manner consistent with County of Ventura historical policies. The area encompassing the parcel would be secured with fencing (see Figure 35). An east-west 7-foot wrought iron fence is proposed to delineate the boundary between the 1.35-acre park lot and the 0.86-acre historic-buildings parcel. Other walls around the parcel will be block.

Impact Analysis and Mitigation Measures

Impacts include:

- Currently standing buildings to the south and north of the historic-buildings parcel will be demolished and replaced with single-family housing and a 1.35-acre park. Based on our research and evaluation, the post-1905 buildings to the north are not eligible for listing in the California Register (see Figure 2 and Section 3), nor is the more recent Pfeiler residence complex located in the southern parcel. As noted earlier in this section, these buildings illustrate aspects of the Pfeilers' ownership of the property but lack strong character-defining features. They also clearly date to after the period of significance defined for this research (1872–1904). The Pfeiler residence complex located in the southern parcel was completed in 1948, which places it well outside the period of significance defined for this study. In addition, it is composed of buildings that are not unique in terms of that period's architecture.

Proposed mitigation measures include:

- Should the historic-buildings parcel be sold or donated, a preservation covenant will be included in the transfer of the parcel to the new owners, as indicated in the project description. The covenant will require the preservation and maintenance of the property in a manner that preserves the significant historic buildings and immediate setting in accordance with the recommended approaches in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in order to preserve and enhance those qualities that make the buildings eligible for listing in the California Register and as Ventura County Landmarks. The preservation covenant will stipulate the approaches to be used in the alterations, remodeling, new construction, etc., within the parcel and will be "attached" with the recordation of the final plat map for the parcel.
- No documentation of the buildings on the southern parcel is proposed prior to demolition.
- Archaeological monitoring by a qualified historical archaeologist must be required during any ground-moving activities north and south of the historic-buildings parcel during demolition and construction (see Appendix A). If archaeological deposits are encountered during this work, construction must be stopped until an investigation is conducted. A report will be prepared to document the findings of the monitoring, which will include analysis of all features and artifacts recovered.

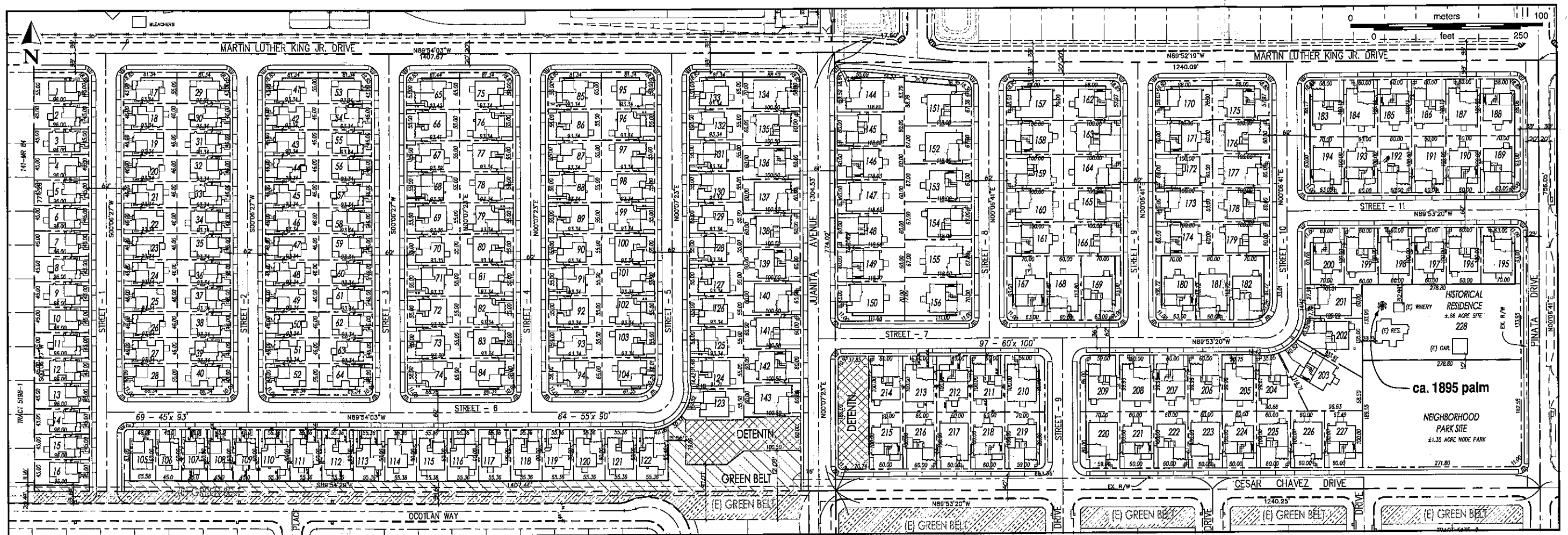


Figure 34. Site plan for 46.82-acre Proposed Project (Tentative Tract No. 5389).

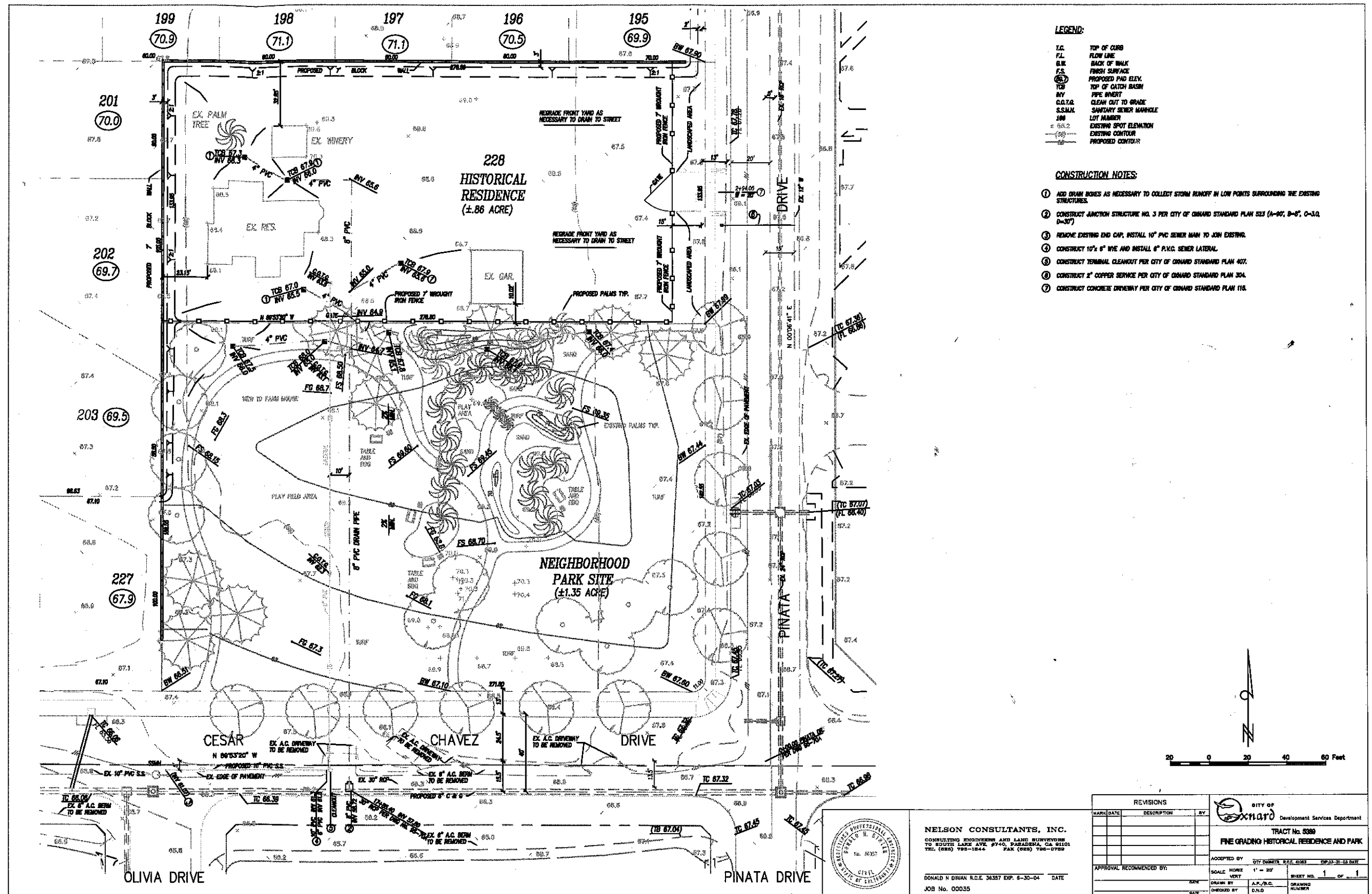


Figure 35. Detail of Proposed Project scheme for the "Pfeiler Farm."

- An archaeological survey of the row-crop portion of the 46.82-acre Proposed Project has been completed (see Appendix A). The remainder of the survey will be completed concurrent with the grading of the northern and southern parcels. Once survey is complete, a State of California DPR 523 form for archaeological resources will be completed.
- The developer shall contract with a Native American monitor to be present during all subsurface grading, trenching, or construction activities on the 46.82-acre project site (see Appendix A). The monitor shall provide a monthly report to the City of Oxnard Planning Division summarizing their activities during the reporting period. A copy of the contract for these services shall be submitted to the City of Oxnard Planning and Environmental Services Manager for review and approval prior to issuance of any grading permits. The monitoring reports shall be provided to the Planning Division prior to approval of final building permits.
- Any archaeological materials recovered and association documentation will be curated on-site or at a facility in Ventura or a nearby county.

Project Alternatives

Descriptions

Project Alternative 1: No Project Alternative

Under the No Project scenario, the 46.82-acre Pfeiler property would remain in agricultural use and production. Based upon the property's current two-parcel configuration and Agricultural Exclusive (AE) zoning, one additional single-family residential unit could be developed on the property. The No Project Alternative, therefore, considers the environmental impacts associated with the two primary single-family residences (including the historic Maulhardt/Pfeiler House) and the continuance of row-crop agricultural operations.

Project Alternative 2: Farming Museum Alternative

Under the Farming Museum Alternative, the project would proceed as with the Proposed Project, but the historical residence (and winery/storehouse and barn/garage) property would be utilized as a farming museum rather than as a residence. The buildings would be used to educate primarily local citizens about farming and the historical importance of agriculture in the development of the Oxnard community and Ventura County. This is, in essence, the alternative proposed by Maulhardt descendant and local historian Jeffrey Maulhardt (Maulhardt and Blum n.d.). Under this project alternative, the 0.86-acre lot on which the three Maulhardt-era buildings are located and the ca. 1895 50-foot-high Canary Island date palm tree as well as other historically significant vegetation mentioned in Pacific Horticulture's September 7, 2002, report would either be sold or donated to a foundation or other nonprofit organization interested in preserving the buildings and using them for educational purposes. The property would be subject to covenants and other conditions restricting the property's use as a historical farm museum, which would require rehabilitation and maintenance in a manner consistent with County of Ventura historical policies. The area encompassing the parcel would be secured with fencing (see Figure 35). An east-west 7-foot wrought iron fence is proposed to delineate the boundary between the 1.35-acre park lot and the 0.86-acre historic-buildings parcel. Other walls around the parcel will be block.

Project Alternative 3: Full Buildout Alternative

Under the Full Buildout Alternative scenario, the 46.82-acre Pfeiler property would be subdivided to create 229 residential lots, two (2) detention basin lots, two (2) green belt lots, and one (1) lot intended for a 1.73-acre park. Under this scenario, the historical Pfeiler buildings (and the ca. 1895 50-foot-high Canary Island date palm tree as well as other historically significant vegetation mentioned in Pacific Horticulture's September 7, 2002, report) would be either demolished and/or removed from the project site and would be replaced with a larger park area. One additional single-family residence (other than that considered under the Proposed Project) would also be developed.

Impact Analysis and Mitigation Measures

Project Alternative 1: No Project Alternative

Impacts include:

- Although the historic Maulhardt-era buildings on the historic-buildings parcel currently exhibit sufficient integrity to be eligible for listing in the California Register and as Ventura County Landmarks, they are deteriorating and require stabilization if restoration is not going to take place in the near future. Left in their present state, the buildings and surrounding landscape will continue to deteriorate.
- Ground-moving activities, demolition, or infrastructure improvements associated with construction of one additional single-family residential unit could adversely affect significant archaeological resources in the northern and historic-buildings parcel, depending on where the unit is built.

Proposed mitigation measures include:

- Provisions should be made for preservation and maintenance of the Maulhardt-era buildings in the historic-buildings parcel in a manner that preserves the significant historic buildings and immediate setting in accordance with the recommended approaches in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in order to preserve and enhance those qualities that make the properties eligible for listing in the California Register and as Ventura County Landmarks. These provisions should be included in a preservation covenant that will stipulate the approaches to be used in the alterations, remodeling, new construction, etc., within the parcel and will be "attached" with the recordation of the final plat map for the parcel.
- No documentation of buildings on the southern parcel is proposed prior to demolition.
- Archaeological monitoring by a qualified historical archaeologist must be required during any ground-moving activities during demolition, construction, and infrastructure improvements on the northern parcel, the southern parcel, and the historic-buildings parcel (Appendix A). If archaeological deposits are encountered during this work, construction must be stopped until an investigation is conducted. A report will be prepared to document the findings of the monitoring, which will include analysis of all features and artifacts recovered.
- The developer shall contract with a Native American monitor to be present during all subsurface grading, trenching, or construction activities in the area related to the construction of one additional single-family residential unit on the property (see Appendix A). The monitor shall provide a monthly report to the City of Oxnard Planning Division summarizing their activities during the reporting period. A copy of the contract for these services shall be submitted to the City of Oxnard Planning and Environmental Services Manager for review and approval prior to issuance of any grading permits. The monitoring reports shall be provided to the Planning Division prior to approval of final building permits.
- An archaeological survey of the row-crop portion of the 46.82-acre Proposed Project has been completed (see Appendix A). The remainder of the survey will be completed concurrent with demolition, construction, and infrastructure improvements on the northern parcel, the southern parcel, and the

historic-buildings parcel. Once survey is complete, a State of California DPR 523 form for archaeological resources will be completed.

- All archaeological materials and association documentation will be curated on-site or at an acceptable facility in Ventura or a nearby county.
- Significant historic vegetation defined in Pacific Horticulture's September 7, 2002, report should not be disturbed (particularly the ca. 1895 50-foot-high Canary Island date palm tree in the historic-buildings parcel), or if disturbance is unavoidable, the plants must be moved to an acceptable location.

Project Alternative 2: Farming Museum Alternative

Impacts include:

- While under this alternative the buildings on the historical-buildings parcel will be used as a farming museum, currently standing buildings to the south and north of the historic-buildings parcel will be demolished and replaced with single-family housing and a 1.35-acre park. Based on our research and evaluation, the post-1905 buildings to the north are not eligible for listing in the California Register (see Figure 2 and Section 3), nor is the more recent Pfeiler residence complex located in the southern parcel. As noted earlier in this section, these buildings illustrate aspects of the Pfeilers' ownership of the property but lack strong character-defining features. They also clearly date to after the period of significance defined for this research (1872–1904). The Pfeiler residence complex located in the southern parcel was completed in 1948, which places it well outside the period of significance defined for this study. In addition, it is composed of buildings that are not unique in terms of that period's architecture.

Proposed mitigation measures include:

- Should the historic-buildings parcel be sold or donated, a preservation covenant will be included in the transfer of the parcel to the new owners, as indicated in the project description. The covenant will require the preservation and maintenance of the property in a manner that preserves the significant historic buildings and immediate setting in accordance with the recommended approaches in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in order to preserve and enhance those qualities that make the buildings eligible for listing in the California Register and as Ventura County Landmarks. The preservation covenant will stipulate the approaches to be used in the alterations, remodeling, new construction, etc., within the parcel and will be "attached" with the recordation of the final plat map for the parcel.
- No documentation of buildings on the southern parcel is proposed prior to demolition.
- Archaeological monitoring by a qualified historical archaeologist must be required during any ground-moving activities north and south of the historic-buildings parcel during demolition and construction (see Appendix A). If archaeological deposits are encountered during this work, construction must be stopped until an investigation is conducted. A report will be prepared to document the findings of the monitoring, which will include analysis of all features and artifacts recovered.
- An archaeological survey of the row-crop portion of the 46.82-acre Proposed Project has been completed (see Appendix A). The remainder of the survey will be completed concurrent with the grading of the northern and southern parcels. Once survey is complete, a State of California DPR 523 form for archaeological resources will be completed.
- The developer shall contract with a Native American monitor to be present during all subsurface grading, trenching, or construction activities on the 46.82-acre project site (see Appendix A). The monitor shall provide a monthly report to the City of Oxnard Planning Division summarizing their activities during the reporting period. A copy of the contract for these services shall be submitted to the City of Oxnard Planning and Environmental Services Manager for review and approval prior to

issuance of any grading permits. The monitoring reports shall be provided to the Planning Division prior to approval of final building permits.

- Any archaeological materials recovered and association documentation will be curated on-site or at an acceptable facility in Ventura or a nearby county.

Project Alternative 3: Full Buildout Alternative

Impacts include:

- It is unlikely that the three buildings on the historic-buildings parcel could be successfully moved. Locating an appropriate relocation site would be difficult. If moved, a historical resource should retain its historic features and compatibility in orientation, setting, and general environment. Moving the Maulhardt-era buildings would likely result in a change in their context.
- Demolition of the three Maulhardt-era buildings would result in the loss of significance historical resources.
- Ground-moving activities associated with Alternative 3 could adversely affect significant archaeological resources in the northern and historic-buildings parcel.

Proposed mitigation measures include:

- No documentation of buildings on the southern parcel is proposed prior to demolition.
- Archaeological monitoring by a qualified historical archaeologist must be required during any ground-moving activities during demolition, construction, and infrastructure improvements on the northern parcel, the southern parcel, and the historic-buildings parcel (Appendix A). If archaeological deposits are encountered during this work, construction must be stopped until an investigation is conducted. A report will be prepared to document the findings of the monitoring, which will include analysis of all features and artifacts recovered.
- An archaeological survey of the row-crop portion of the 46.82-acre Proposed Project has been completed (see Appendix A). The remainder of the survey will be completed concurrent with demolition, construction, and infrastructure improvements on the northern parcel, the southern parcel, and the historic-buildings parcel. Once survey is complete, a State of California DPR 523 form for archaeological resources will be completed.
- The developer shall contract with a Native American monitor to be present during all subsurface grading, trenching, or construction activities on the 46.82-acre project site (see Appendix A). The monitor shall provide a monthly report to the City of Oxnard Planning Division summarizing their activities during the reporting period. A copy of the contract for these services shall be submitted to the City of Oxnard Planning and Environmental Services Manager for review and approval prior to issuance of any grading permits. The monitoring reports shall be provided to the Planning Division prior to approval of final building permits.
- All archaeological materials and association documentation will be curated on-site or at an acceptable facility in Ventura or a nearby county.
- If demolition of the Maulhardt-era buildings on the historic-buildings parcel occurs, documentation of the three historic buildings will be completed prior to demolition. Documentation will consist of large-format photography of all exterior elevations and interior details and completion of a historic structures report. Photographs will be deposited in a local museum. Character-defining elements will be salvaged and donated to a local museum. The ca. 1895 50-foot-high Canary Island date palm located in this parcel as well as other historically significant vegetation mentioned in Pacific Horticulture's September 7, 2002, report will be moved to an acceptable location.
- If the three Maulhardt-era buildings on the historic-buildings parcel are to be moved, an acceptable relocation site must be chosen and acquired prior to the move. Also prior to the move, an analysis by a structural engineer would be required. Documentation of the three historic buildings will be completed prior to the move. Documentation will consist of large-format photography of all exterior elevations and interior details and completion of a historic structures report. Photographs will be

deposited in a local museum. The ca. 1895 50-foot-high Canary Island date palm located in this parcel as well as other historically significant vegetation mentioned in Pacific Horticulture's September 7, 2002, report will be moved to an acceptable location.

Comparative Analysis and Conclusions

The Proposed Project and Project Alternative 2 are the preferred alternatives because they maximize the potential for retention of the historic Maulhardt-era buildings as a residence and outbuildings and ensure that the appropriate level of documentation is completed for the significant historical and archaeological resources on the parcel. By implementing the mitigation measures associated with the Proposed Project or Project Alternative 2, we believe that the impacts associated with them would be reduced to a less than significant level. The Proposed Project and Project Alternative are essentially the same, except for differing uses of the Maulhardt-era buildings. In the Proposed Project, the function of the buildings would be residential, and in Proposed Alternative 2, the buildings would be part of a farming museum. In the latter alternative, the buildings and grounds would be available to the public for educational and recreational purposes. Project Alternatives 1 (No Project Alternative) and 3 (Full Buildout Alternative) are the least preferred alternatives, because both have a higher level of remaining effects than the Proposed Project or Project Alternative 2. Neither will result in any additional benefits beyond the Proposed Project or Project Alternative 2.

Phase I Archaeological Survey and Cultural Resources Assessment for the Pfeiler Project (Tentative Tract No. 5389)

Teresita Majewski

Project Location and Description

At the request of John Laing Homes, Van Nuys, California, Statistical Research, Inc. (SRI), conducted a Phase I archaeological investigation of a 46.82-acre parcel in the City of Oxnard, bounded on the north by Martin Luther King Drive, on the east by Piñata Drive, and on the south by Ocotlan Way and Cesar Chavez Drive. The westernmost boundary of the parcel is 125 feet to the east of Evita Place. The parcel has been given Tentative Tract No. 5389 and is located in an unsectioned area of the Oxnard 7.5-minute U.S. Geological Survey (USGS) quadrangle (Oxnard quadrangle, California-Ventura Co., USGS 7.5-minute topographic map, 1949, photorevised 1967; Figure 1). Most of the parcel is being used for irrigated, row cultivation of celery, but a grouping of farm buildings (no longer in active use) and an occupied residential complex are located on approximately 2.8 acres in the southeast portion of the project area. The proposed project involves residential development of the parcel, with construction of various infrastructure elements and green belt and neighborhood park spaces.

Current Environment

The 46.82-acre parcel is located in Ventura County within the City of Oxnard's "sphere of influence" (central portion of Oxnard's Northeast Community Specific Plan West Village Area). The general vicinity, which formerly was agricultural land, currently consists of commercial and residential development. Soils consist of a light brown sandy alluvium with rounded gravels and occasional cobbles (5–20-cm diameter), which increase in frequency toward the southern portion of the parcel. Surface visibility was good to excellent.

Background

The prehistoric component of the Santa Clara Plain consisted of seasonal, sporadic occupation by the coastal Chumash (Glassow 1980; Grant 1978; Kroeber 1953), who lived in small settlements and used the nearby grasslands for harvesting squashes and legumes and the Santa Clara River and Santa Barbara

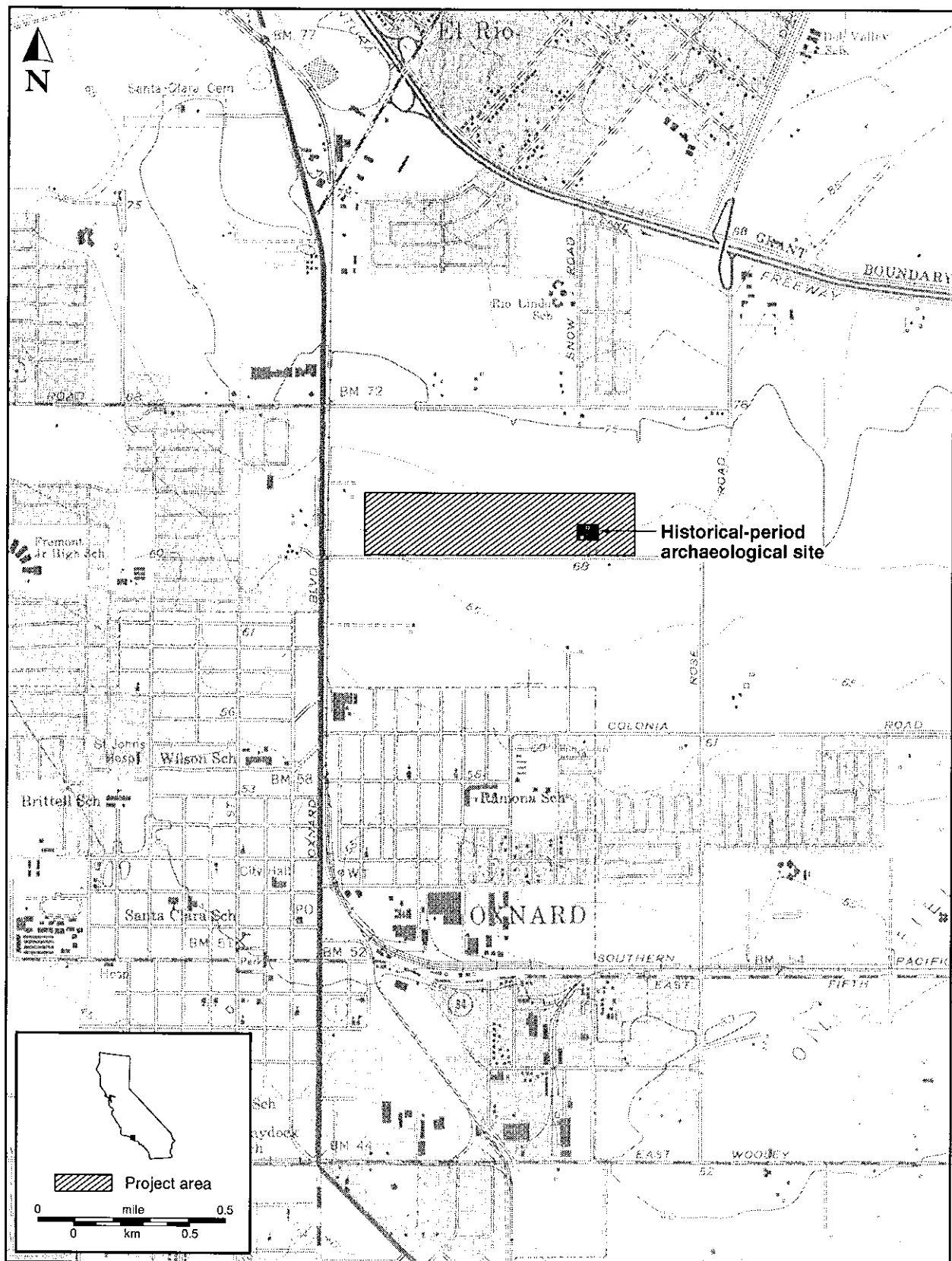


Figure A.1. Project location and vicinity map portion of Oxnard 7.5-minute USGS quadrangle; scale 1:24,000 (1949, photorevised 1967).

Channel for various marine foodstuffs as primary protein sources. More-permanent settlements existed at Mu'wu, now the site of Point Mugu, and at Shisholop, now the city of Ventura. The Chumash are identified as six distinct culturally linked linguistic groups who lived in the area from San Luis Obispo to the north, and Mali'i'wu (modern Malibu) to the south. Although it was most likely the Lulapin who lived on this particular part of the plain, they are more commonly known as Ventureño Chumash because of their association with Mission San Buenaventura. The Ventureño are, in fact, composed of coastal (Lulapin) and Island (from the Channel Islands) Chumash, two groups with quite distinctive cultural characteristics.

Europeans first arrived in the area in 1542, when Juan Rodríguez Cabrillo is reported to have initially explored the area. There was no immediate impact to the Chumash of the central California coast until Spanish colonization and missionization of the area beginning in the late eighteenth century. Dramatic changes in Native culture ensued as a result of disease and resettlement. Euroamerican settlers arrived on the Oxnard Plain shortly after 1800. First used as grazing land, the fertile plain rapidly began to be used for agriculture. The character of the region began to change in the 1930s, and for the past several decades, new commercial and residential developments have replaced the farms and fields (Majewski and Tolley 2002:5–12).

On June 13 and October 2, 2002, SRI Archaeologist Benjamin Vargas performed a records search at the South Central Coastal Information Center, California State University–Fullerton, for the area within a 1-mile radius of the project area (see Figure 1) in the northeast one-quarter of the Oxnard quadrangle, California-Ventura Co., 7.5-minute USGS topographic map (1949, photorevised 1967). This records search included a review of all recorded prehistoric and historical-period archaeological sites in the vicinity as well as a review of all known cultural resource survey and excavation reports. In addition, a 1904 historical map of the region was checked. Very few cultural resources were recorded for the area. Finally, the Directory of Properties in the Historic Property Data File for Ventura County was reviewed to determine if National Register of Historic Places (NRHP)– and California Register–listed properties are located within 1 mile of the project area.

Twelve archaeological surveys and one records search without survey have been conducted within a 1-mile radius of the Pfeiler Farm (Table 1). Eight of these are close to or adjacent to the project area (e.g., Dames and Moore 1988; Mouriquand-Blodgett 1986; Schmidt 2001; Singer and Atwood 1989; W and S Consultants 1990a, 1990b, 1990c, 1990d).

No prehistoric or historical-period sites are currently known to exist within a 1-mile radius of the project area (except for the as-yet-unrecorded site associated with the historical-period occupation in the southeastern portion of the project area), nor have any isolates been located. The closest known prehistoric archaeological sites, CA-Ven-506, -666, and -789, which were tested by Wlodarski and Romani (1985), are located between 1 and 2 miles of the southeast corner of the project area. Inspection of the 1904 Hueneme 15-minute USGS quadrangle indicates that while the city of Oxnard was fairly developed at the turn of the century and the Southern Pacific Railroad and a number of major roads were already in place, the current project area had low residential density and essentially was still rural in nature. Finally, no NRHP- or California Register–listed properties are located within a 1-mile radius of the project area.

Survey Methods

Donn R. Grenda, Ph.D., RPA, and Teresita Majewski, Ph.D., RPA, surveyed the parcel on October 7, 2002. Grenda has more than 15 years, and Majewski has more than 25 years of professional archaeological experience. This study was conducted in accordance with the California Environmental Quality

Table A.1. Results of Records Search at the South Central Coastal Information Center, California State University–Fullerton, for the Area within a 1-Mile Radius of the Project Area

Survey No.	Reference
V-28	unavailable
V-466	Bissell 1985
V-512	Mouriquand-Blodgett 1986
V-572	Dames and Moore 1988
V-778	Singer and Atwood 1989
V-948	W and S Consultants 1990a
V-949	W and S Consultants 1990b
V-950	W and S Consultants 1990c
V-951	W and S Consultants 1990d
V-972	Singer and Atwood 1990
V-1102	Singer 1977
V-1875	Schmidt 2001
V-1959	Maki 2001

Act (CEQA) revised guidelines (Remy et al. 1996) and the California Register of Historical Resources (California Register).

The cultivated portion of the parcel was examined systematically on-foot using parallel transects spaced 15 m apart. The remainder of the parcel had been subjected to a nonsystematic pedestrian survey in early 2002, and the archaeological site found there will be systematically surveyed and recorded as part of the project reported on in Majewski and Tolley (2002).

Results

No cultural resources, either prehistoric or historical, were observed within the cultivated portion of the project parcel (approximately 44 acres). The cultivated portion of the parcel consisted of rows about a meter apart, with celery plants measuring from 2 to 18 inches. Visibility was generally good to excellent (70–90 percent). A previous investigation (Majewski and Tolley 2002:44) of approximately 2.8 acres in the southeastern portion of the parcel, however, noted 19 historical-period buildings and structures associated with farming activities by the Maulhardt and Pfeiler families. The Maulhardts moved to the property in the early 1870s. All of the buildings and structures have been recorded (on a DPR 523 California Register primary record and continuation sheets), with the exception of those that are part of the currently occupied residential complex closest to the corner of Piñata and Cesar Chavez Drives that was built ca. 1948. The 2.8-acre area is also considered an archaeological site, as it likely contains historical-period subsurface features (e.g., privies, refuse deposits, drainage features) associated with late-nineteenth- and early-twentieth-century occupation. This archaeological site is being recorded as part of the next phase of work on the project (see Majewski and Tolley 2002).

Recommendations

The developer shall contract with a qualified historical archaeologist to be present during all subsurface grading, trenching, or construction activities on the 2.8-acre portion in the southeastern corner of the parcel where the historical-archaeological site and historic buildings are located. In the event that any historical-period or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. The archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. The developer or its successor in interest shall be responsible for paying all salaries, fees, and the cost of the any future mitigation.

The developer shall contract with a Native American monitor to be present during all subsurface grading, trenching, or construction activities on the 46.82-acre project site. The monitor shall provide a monthly report to the City of Oxnard Planning Division summarizing their activities during the reporting period. A copy of the contract for these services shall be submitted to the City of Oxnard Planning and Environmental Services Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permits.

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APPENDIX B

**California Register of Historical Resources Form
for the Pfeiler Farm**

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5S1

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 10

* Resource Name or #: Maulhardt/Pfeiler Agricultural Complex

P1. Other Identifier: _____

- * P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Ventura
b. USGS 7.5' Quad Oxnard Date 1949 T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address NW corner of Pinata/Cesar Chavez Drives City Oxnard Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app)
Located on the west side of Pinata Drive, between Martin Luther King and Cesar Chavez Drive.

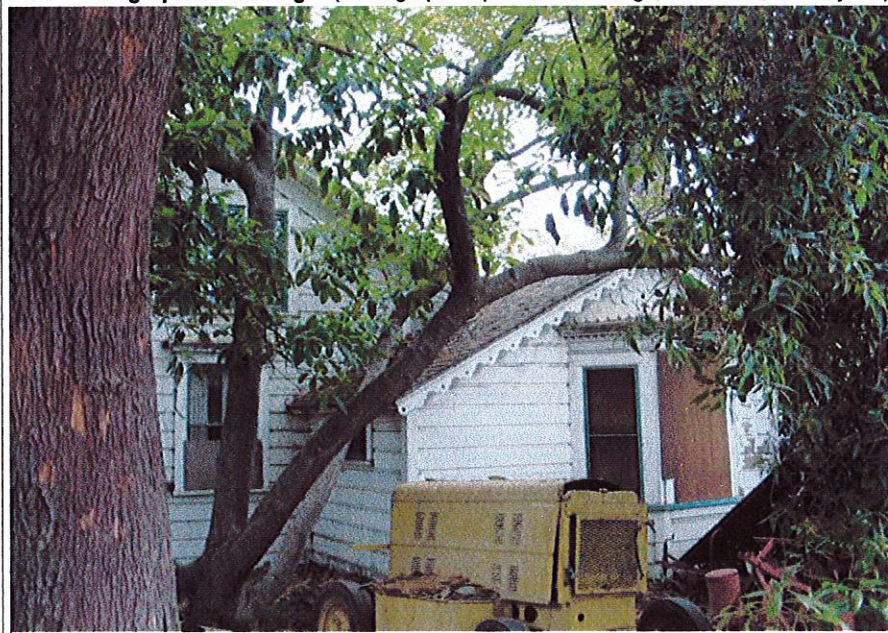
- * P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The Maulhardt/Pfeiler Agricultural Complex reflects rural vernacular building design traditions over the three closing decades of the nineteenth century and first quarter of the twentieth century, including Queen Anne and Craftsman elements. The original residential building is constructed of frame and shiplap-sided construction, and is primarily 1 story tall, with the original 1873 portion of the house being 1½ stories tall, and a small, later (ca. 1925) sun porch entrance wing (southeast corner) rising 2 stories. Because of the additive nature of its construction, the primary building of the agricultural complex is asymmetrically organized and surmounted by a combination of gabled and shed roofs. Random-width wood-shake-shingle roof sheathing is employed, featuring boxed eaves and wide rakes capped with cyma recta trim. The nineteenth-century portions of the residence sit atop a low crawl space (12 inches or less in height) enclosed with wooden lattice skirting; the twentieth-century additions to the house sit atop concrete grade beams.

(See Continuation Sheet, Page 3 of 10)

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo #19, View of original residence, facing northwest

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1887+ winery; additions/other bldg

1873 original residence

* P7. Owner and Address:

Douglas Pfeiler and

Susan Pfeiler Brown et. al.

* P8. Recorded by: (Name, affiliation, address)

Rick Starzak/Carson Anderson

Myra L. Frank & Associates, Inc.

811 West 7th Street, Suite 800

Los Angeles, CA 90017

* P9. Date Recorded: 7/22/02

* P10. Survey Type: (Describe)

Intensive survey effort

CEOA analysis

P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") None

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 10

* NRHP Status Code 5S1

* Resource Name or #: Maulhardt/Pfeiler Agricultural Complex

B1. Historic Name: Maulhardt/Pfeiler Farm

B2. Common Name: Pfeiler Farm

B3. Original Use: Farmhouse, storehouse and barn

B4. Present Use: Vacant buildings

* B5. Architectural Style: _____

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The original portion of the Maulhardt farmhouse was constructed during late 1872 and early 1873. The winery/storehouse to the north was built ca. 1877. A wraparound porch to the east and south (now demolished), and possibly the dining room to the northeast, were added ca. 1887. (See Continuation Sheet, Page 8 of 10)

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

* B8. Related Features:

Except for the winery/storehouse building (ca. 1877) and the barn/garage to the east (pre-1905), all related features were constructed on the property after the period of significance (1872-1904). The related features are itemized in P3a.

B9a. Architect: _____ b. Builder: Gottfried Maulhardt, Von Glenn (1906)

* B10. Significance: Theme Nineteenth-Century Agriculture Area Oxnard and Ventura County

Period of Significance 1872-1904 Property Type Farmhouse/Storage Applicable Criteria CRHR 1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original portion of the Maulhardt/Pfeiler Farmhouse (earliest construction date, 1872-1873), the associated winery/storehouse building (ca. 1877), and the associated barn/garage (pre-1905), appear to meet California Register criterion 1 for their association with the early development of the agricultural industry in the Oxnard area and German immigrant settlement patterns in Ventura County. The construction predates the arrival of the first railroad in the area in 1876, the Southern Pacific Railroad's original mainline through Ventura, Fillmore, and Saugus. It also predates the first railroad to Oxnard in 1899-1904, the Southern Pacific Railroad via the Montalvo Cutoff, now part of the Coast Line. After construction of the railroads, European immigrant settlement became more commonplace. The Maulhardt/Pfeiler Farmhouse, winery/storehouse, and barn/garage also appear to meet California Register criterion 3 as examples of a nineteenth-century German immigrant farmhouse and associated outbuildings. The buildings do not meet National Register criteria because the multiple additions that were constructed on nearly all sides of the original farmhouse have diminished its integrity of design, materials, workmanship, feeling, and association. If, however, the farmhouse were restored to its nineteenth-century appearance, in a plan consistent with one commonly used by German immigrant farmers of that period, it may then meet National Register criteria, because of the rarity of such resources constructed prior to the arrival of the railroad. (see Continuation Sheet, page 9 of 10)

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Description of Gottfried Maulhardt's farm, Ventura Signal, Ventura, California. January 4, 1879.
(see Continuation Sheet, Page 9 of 10)

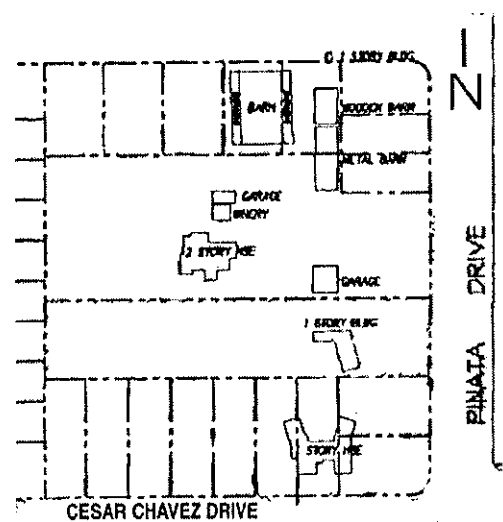
B13. Remarks:

* B14. Evaluator: Rick Starzak/Carson Anderson

Date of Evaluation: 7/22/02

(This space reserved for official comments.)

(Sketch map with north arrow required)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 10 *Resource Name or #: (Assigned by recorder) Maulhardt/Pfeiler Agricultural Complex

* Recorded by: Rick Starzak/Carson Anderson

*Date: 7/22/2002

☒ Continuation

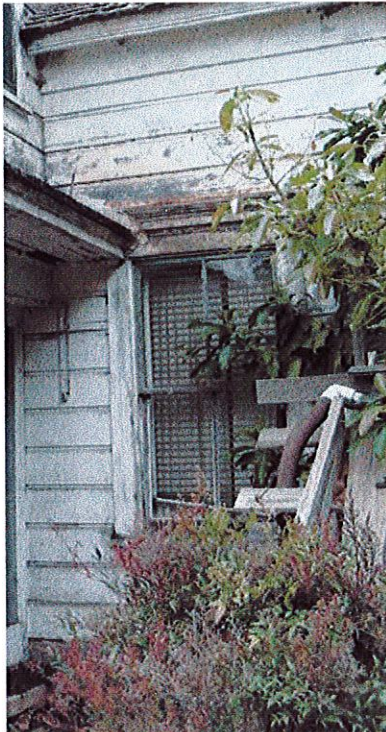
☐ Update

P2b. USGS 7.5' Quad: Oxnard, California-Ventura Co., 1949, photorevised 1967.

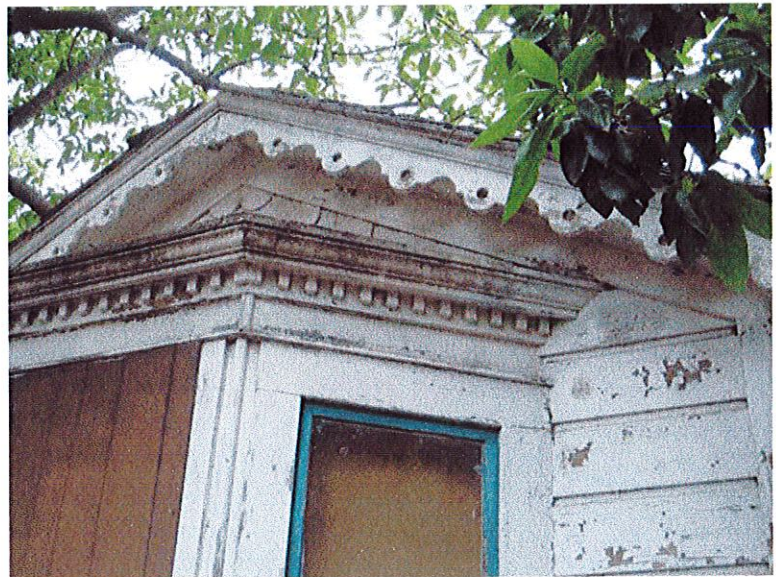
P3a. Description (Original Maulhardt/Pfeiler Agricultural Complex, continued)

Window treatments include tall vertically oriented 2/2 and 1/1 double-hung sash (nineteenth-century portions of house) with thick, short, wood aprons and plain board trim surmounted with cornice moldings. A polygonal bay window is the key architectural element on the front facade (east wall) of the 1880s portion of the house. Windows in the twentieth-century portions of the house include glass brick, square-shaped double-hung sash (some featuring multilight upper sash), with multipaned casement sash (now fixed in place) in the sun porch entrance wing. All double-hung sash windows have plain board trim.

Decorative features are limited essentially to the 1880s Queen Anne style portion of the residence and include a bargeboard with a scalloped edge and circular cutouts, naive fish-scale pattern gable wood shingling, and stepped fillet moldings beneath the windows. The polygonal bay windows have cornices of naive design featuring dentil-enriched bed molding and plain friezes. Ovolo trim embellishes the front corners of the bay window.



Detail: Window treatment of original Maulhardt/Pfeiler Farmhouse, south elevation. Photo IMG_0050, window enlarged.



Detail: Decorative elements of polygonal bay and bargeboard, ca. late 1880s, northeast corner of original Maulhardt/Pfeiler Farmhouse. Photo IMG_0935.

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 10 *Resource Name or #: (Assigned by recorder) Maulhardt/Pfeiler Agricultural Complex

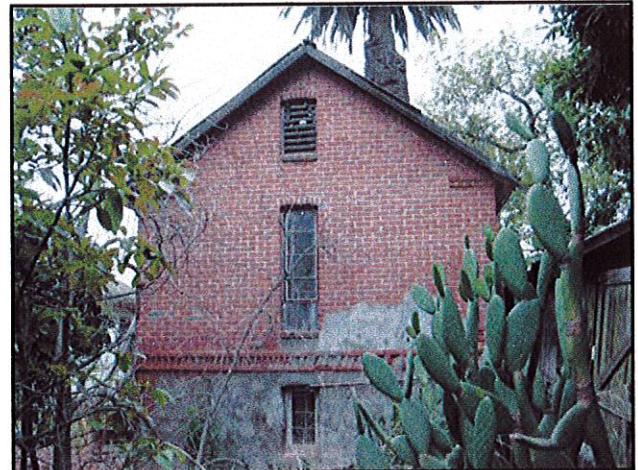
* Recorded by: Rick Starzak/Carson Anderson

*Date: 7/22/2002

☒ Continuation

☐ Update

Winery/Storehouse Building: Located immediately north of the original residential building is the winery/storehouse building. It is a gable-roofed 2-story brick structure (ca. 1877), featuring running bond brickwork and a stringcourse at the base of the second floor, with diagonally aligned soldier course brickwork. The interior of the upstairs room was remodeled in the 1950s or 1960s, and the original windows and exterior staircase were replaced, probably at the same time. Portions of the original brick walls have been severely damaged by the inappropriate use of Portland cement as mortar and patching material.



Winery/storehouse building, ca. 1877, east elevation, facing west. Photo #IMG_0029.

Barns and Garages: All the barns and garages are 1-story, gable-roofed buildings of frame construction, with corrugated metal, shiplap, and/or board-and-batten siding. The barn/garage to the east of the main building features a pitched roof and formerly had X-bracing on the doors. With the exception of the doors, it appears to have retained all aspects of integrity. The garage to the north of the winery/storehouse is of board-and-batten construction, with a wood shake-shingled roof. It is leaning severely and is in danger of collapse. In contrast to the garages, the large equipment barn (ca. 1912) located to the north and northeast of the original house is sheathed entirely with corrugated metal (both walls and roof).



Barn/garage located to east of original house, pre-1905, facing east to west elevation. Photo #IMG_0045.

The Robert Pfeiler Residence: The Robert Pfeiler residence was built in 1948 and is located to the southeast of the original Maulhardt/Pfeiler farmhouse. It was designed in an irregular plan in what is essentially the Ranch style and features an associated swimming pool. It has been altered since the original construction (e.g., the sunroom canopy on the southwest corner of the building).

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 10 *Resource Name or #: (Assigned by recorder) Maulhardt/Pfeiler Agricultural Complex

* Recorded by: Rick Starzak/Carson Anderson

*Date: 7/22/2002

☒ Continuation

☐ Update

Setting: The three Maulhardt-era buildings are located in close proximity to one another, surrounded by mature vegetation of various sorts. To the northwest of the residence is a 50-foot-high Canary Island date palm that appears in historical photographs dating to ca. 1895. West of the residence is an allee of Queen Palms with some mature avocado trees interspersed. East of the farmhouse are two avocado trees and a flowering eucalyptus. West of the driveway and east of the active farm fenceline are a small grove of citrus and avocado trees. Farther to the north of the residence are numerous barns and outbuildings that date after the Maulhardt era. Vegetation in this area is sparse. East and northeast of the residence are Victorian box hedges and two large groupings of dead Monterey Cypress. South-southeast of the three Maulhardt-era buildings lies the post-1948 Bob Pfeiler residence, built on the location of the original Maulhardt barn, which was torn down in 1945. The 1948 residence complex, which includes a swimming pool, is surrounded by a dense screen of Victorian box hedge and Monterey Cypress. Queen and Japanese windmill palms surround the complex, and several large giant bird of paradise plants are found near the pool.

The Maulhardt and post-Maulhardt-era buildings sit within a fenced area on approximately 2.8 acres in the southeastern corner of the 46.82-acre fenced-in Pfeiler property. To the east, outside of the fence, is a parking area for vehicles and a construction trailer. At the time these buildings were recorded (summer 2002), the remainder of the property was being used for irrigated, row cultivation of celery. The rows were spaced about 1 meter apart in a north-south. An access strip for vehicles, in many places paralleling the chain-link fence line, surrounded the cultivated area on the north, east, and south sides.

The 46.82-acre parcel on which the buildings currently sit represents a small portion of what Gottfried Maulhardt originally purchased when he moved to California from Germany in 1867. Gottfried, his brother Jacob, and Johannes Borchard purchased approximately 1,230 acres of land from Juan Camarillo in late 1872, and Gottfried owned an estimated 670 acres of it by early 1873. Two years later he sold about 450 acres to his brother Caspar. By 1879, he had reduced his holdings to about 200 acres, and in 1885, Gottfried sold approximately 185 acres to Hiram K. Snow. These last 30+ acres remained in the possession of the Maulhardt family until 1904, when they were sold by Gottfried's widow, Sophia, to Louis Pfeiler.

An article from the *Ventura Signal* (January 4, 1879) characterizes Gottfried Maulhardt's property as a

fine ranch of 200 acres, all in barley 20 sks [sic] per acre. His neat little cottage house is hid away among acacias and other ornamental trees and flowers. An abundance of water is raised by an Althouse windmill. It is carried up into a 4,000 gallon tank. Good barn and stabling attached for 10 horses. A number of granaries well filled. Keeps his own header, mowing machine and all the latest improved agricultural implements. Orchard of 4 acres embracing almost every variety of fruit. A small vineyard of 250 grapevines of the choicest varieties.

The current acreage represents the land on which the original Maulhardt residence, outbuildings, and barn were situated. A portion of the orchard may have been located where the avocado and citrus grove is situated to the south of the residence, but the original location of the small vineyard is not known. The acreage around the farmhouse complex was most likely cultivated or used for pasture, but by the time the parcel was reduced in size to 30+ acres, little land remained for cultivation.

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 6 of 10 *Resource Name or #: (Assigned by recorder) Maulhardt/Pfeiler Agricultural Complex

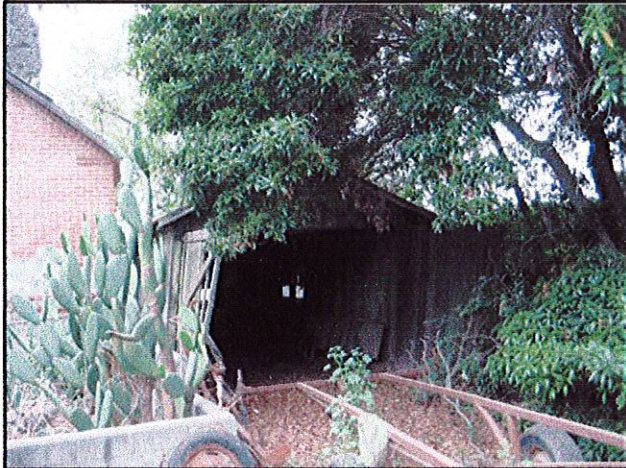
* Recorded by: Rick Starzak/Carson Anderson

*Date: 7/22/2002

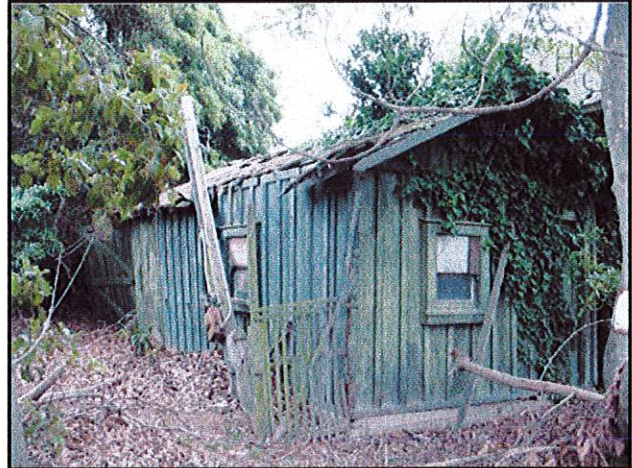
☒ Continuation

☐ Update

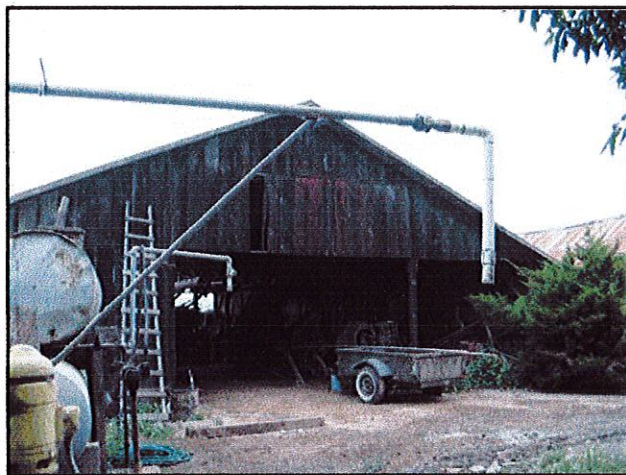
P5a. Photographs (Continued) Additional photographs of post-1905 related features on site.



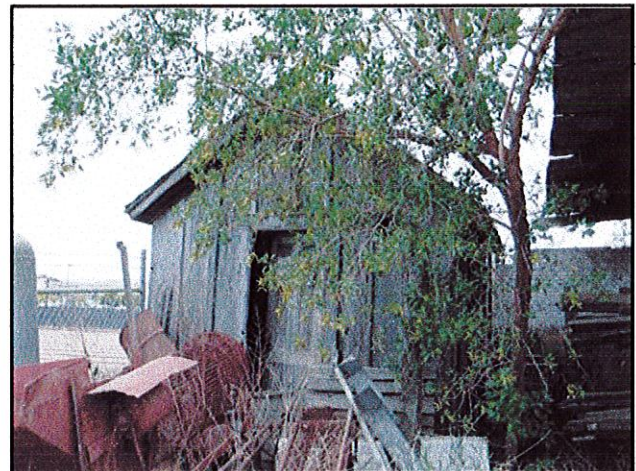
Small garage, located to north of winery/storehouse, ca. 1930. Photo IMG_0030.



Utility building, located to north of small garage. ca. 1925-1930. Photo IMG_0035.



Large equipment barn, located along the north end of the complex, ca. 1912. Photo IMG_0036.



Shed or storage building, located at the northernmost boundary of the property, east of the open storage area and large equipment barn, post-1950. Photo IMG_0037.

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 7 of 10 *Resource Name or #: (Assigned by recorder) Maulhardt/Pfeiler Agricultural Complex

* Recorded by: Rick Starzak/Carson Anderson

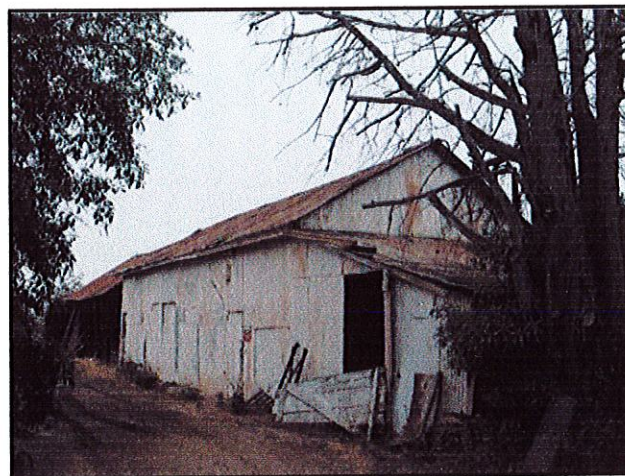
*Date: 7/22/2002

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Wooden barn, located between shed and metal barn, east of the open storage area and large equipment barn, ca. 1915. Photo IMG_0038.



Metal barn and shed additions, located to the south of the wooden barn, east of the open storage area and large equipment barn, ca. 1918. Photo IMG_0040.

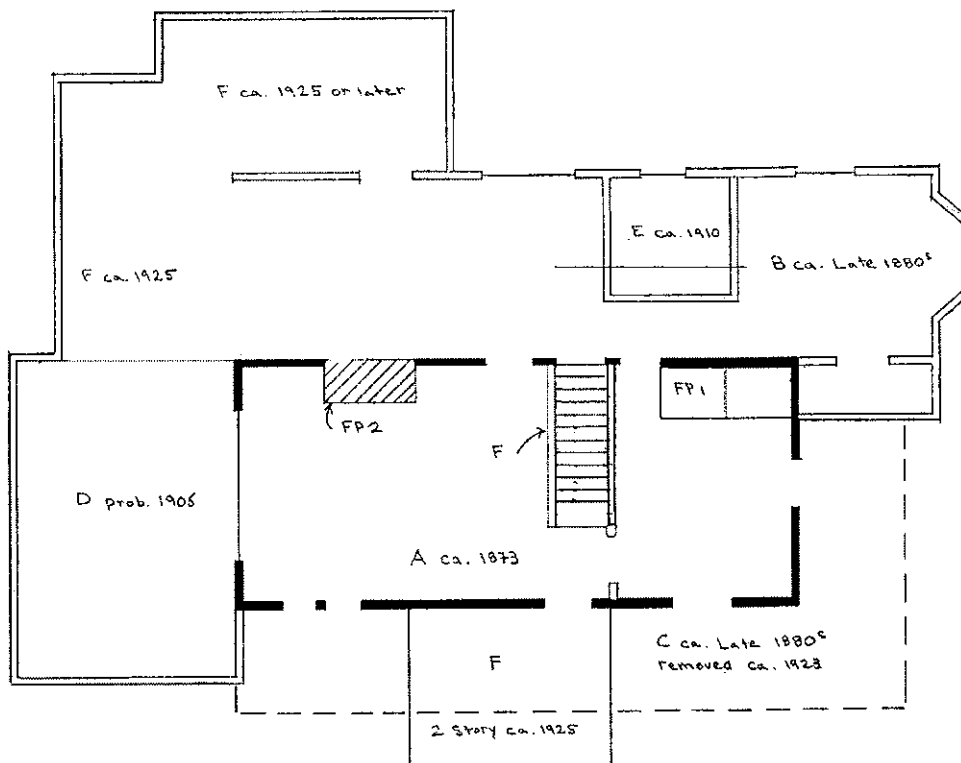


Robert Pfeiler Residence and pool, ca. 1948. Photo IMG_0047.

Page 8 of 10 *Resource Name or #: (Assigned by recorder) Maulhardt/Pfeiler Agricultural Complex
* Recorded by: Rick Starzak/Carson Anderson * Date: 7/22/2002
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B6. Construction History (Continued).

The garage and barn to the east are believed to have been built before 1905. The original Maulhardt barn was demolished in 1945. A series of additions to the original farmhouse, and all ancillary buildings, were constructed after acquisition of the property by the Pfeiler family in 1904.



- A: Original Maulhardt home, 1-story with attic, ca. 1873.
- B: Maulhardt dining room addition, ca. late-1880s.
- C: Maulhardt porch, ca. late 1880s, removed, ca. 1923.
- D: Albert Pfeiler bedroom addition, prob. 1906, builder Von Glenn.
- E: Albert Pfeiler additions to kitchen, bath, and dining room, ca. 1910
- F: Albert Pfeiler additions to the south (2-story), west, and north elevations, and interior stairs, ca. 1925 or later.
- FP: Fireplace locations. The west fireplace has been altered, the east covered or removed.

Simplified floor plan illustrating the construction history of the Maulhardt/Pfeiler Farmhouse.

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 9 of 10 *Resource Name or #: (Assigned by recorder) Maulhardt/Pfeiler Agricultural Complex

* Recorded by: Rick Starzak/Carson Anderson

*Date: 7/22/2002

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B10. Significance (continued)

The buildings and additions constructed after 1905 are associated with an important local farming family, the Pfeilers, but their relative significance compared to the Maulhardt era is not important enough to meet California Register criteria. Character-defining features of the Maulhardt/Pfeiler Farmhouse are identified in detail in An Architectural and Archaeological Assessment of the Pfeiler Farm Property, Ventura County, California, by Teresita Majewski and Thomas E. Tolley, Technical Report 02-57, Statistical Research, Inc., Tucson, Arizona, 2002, a copy of which is on file at the South Central Coastal Information Center, California State University, Fullerton.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

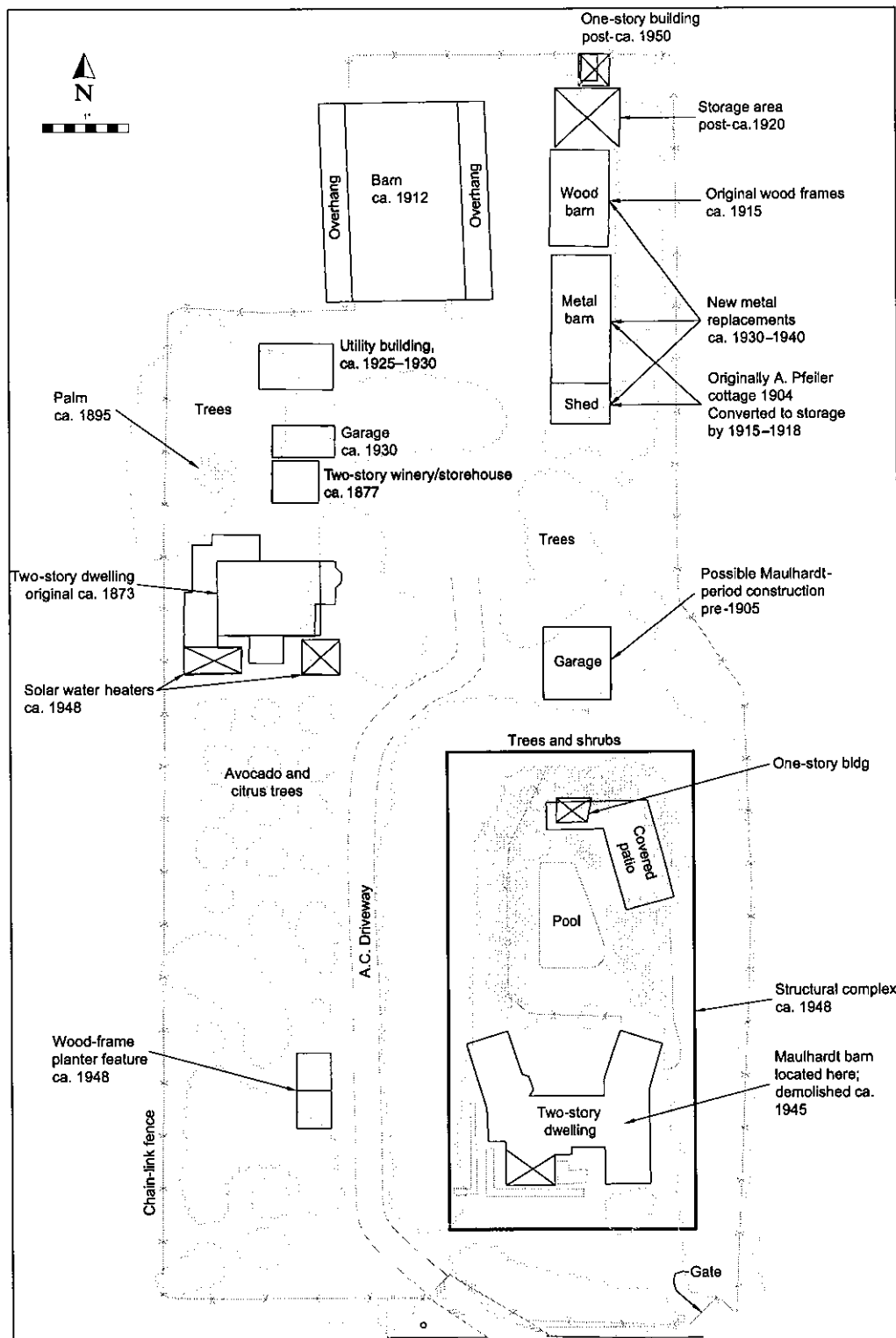
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Page 10 of 10 *Resource Name or #: (Assigned by recorder) Maulhardt/Pfeiler Agricultural Complex

* Recorded by: Rick Starzak/Carson Anderson * Date: 7/22/2002

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Sketch Map



**Additional Documentation for
Eight Buildings on the Pfeiler Farm Property**

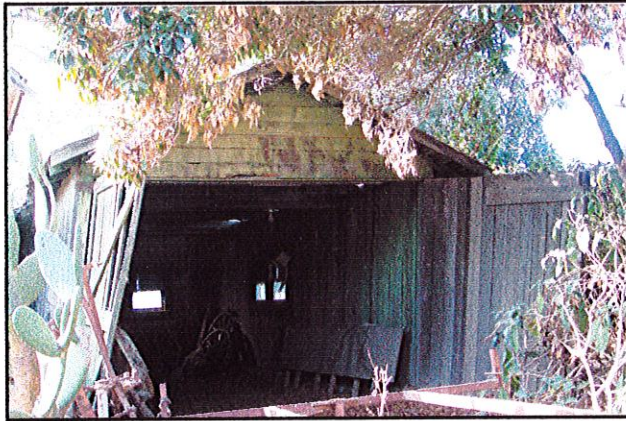


Figure C.1. Small garage, built ca. 1930, located to the north of the Maulhardt winery/storehouse. This view is facing west, toward the primary elevation that features the automobile doors. Photograph date, November 5, 2002.

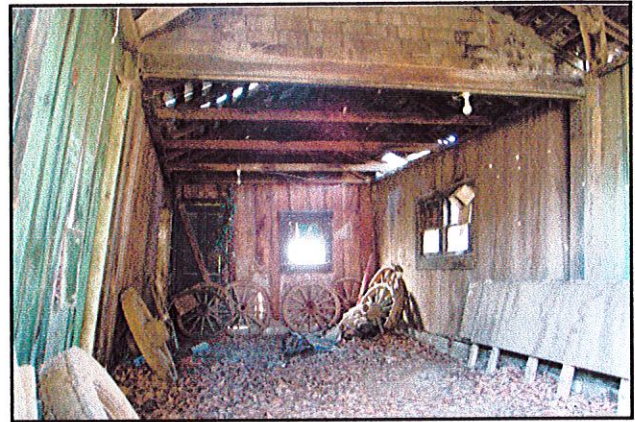


Figure C.2. Small garage, built ca. 1930. This view is of the interior, facing west, through the automobile doors. Note the simple rafter construction. Photograph date, November 5, 2002.

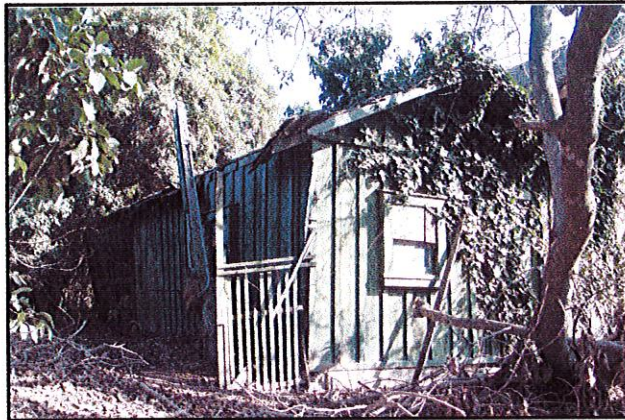


Figure C.3. Small garage, built ca. 1930. This view is facing southeast, toward the west (rear) and north elevations. Note the board-and-batten exterior wall cladding. Photograph date, November 5, 2002.

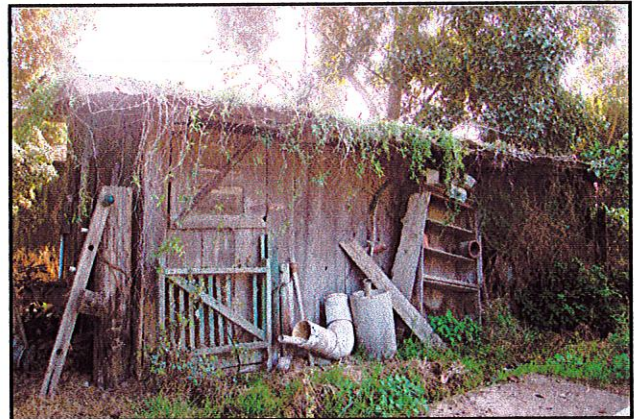


Figure C.4. Utility building, built ca. 1925–1930. This view is facing southwest, toward the north elevation. Photograph date, November 5, 2002.

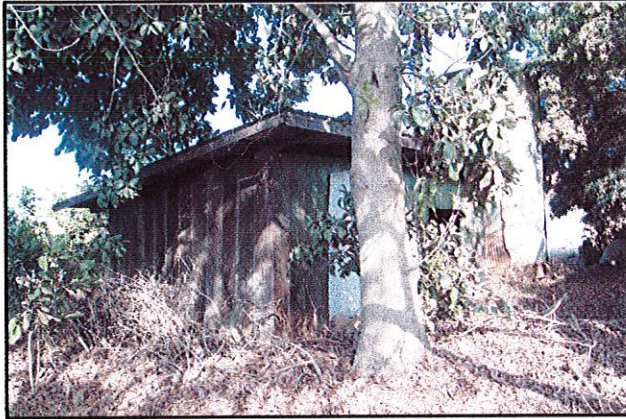


Figure C.5. Utility building, built ca. 1925–1930, located approximately 35 feet to the north of the small garage. This view is facing northeast, toward the west and south (primary) elevations. Photograph date, November 5, 2002.

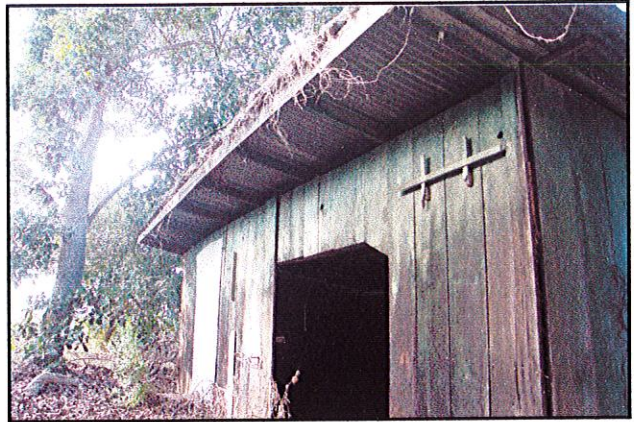


Figure C.6. Utility building, built ca. 1925–1930. This view is facing northwest, toward the south (primary) elevation. Photograph date, November 5, 2002.

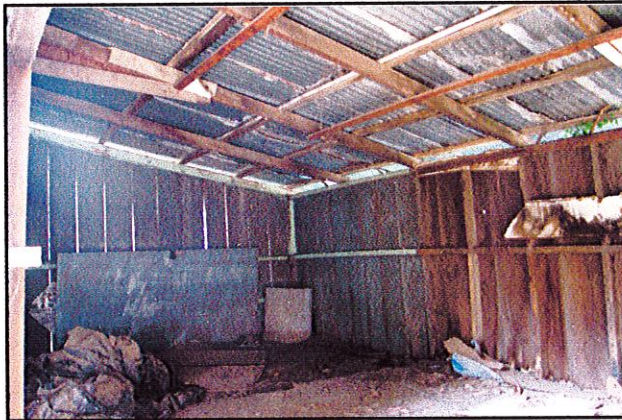


Figure C.7. Utility building, built ca. 1925–1930. This view of the interior is facing northwest. Note the corrugated metal roof material. Photograph date, November 5, 2002.

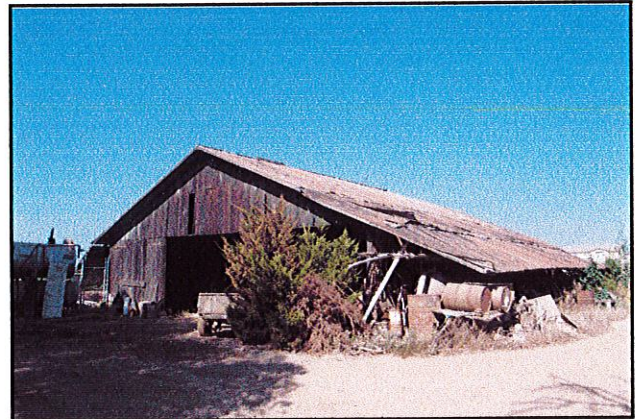


Figure C.8. Large equipment barn, ca. 1912, located along the north end of the complex. This view is facing northwest, toward the south (primary) and east elevations. Note the extensive overhangs along the east and west sides. Photograph date, November 5, 2002.

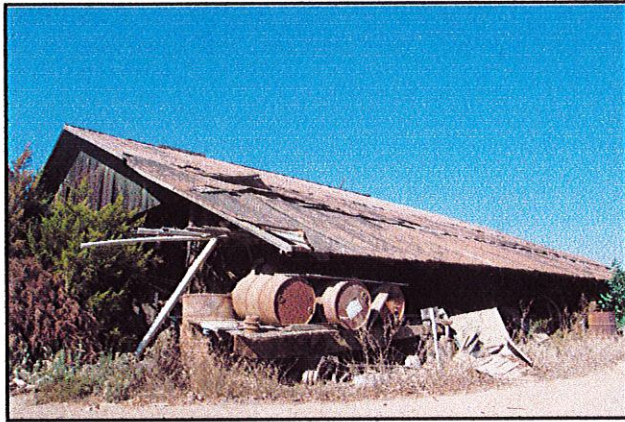


Figure C.9. Large equipment barn, ca. 1912. This view is facing northwest, toward the east elevation, featuring the extensive overhang along the east side. Photograph date, November 5, 2002.

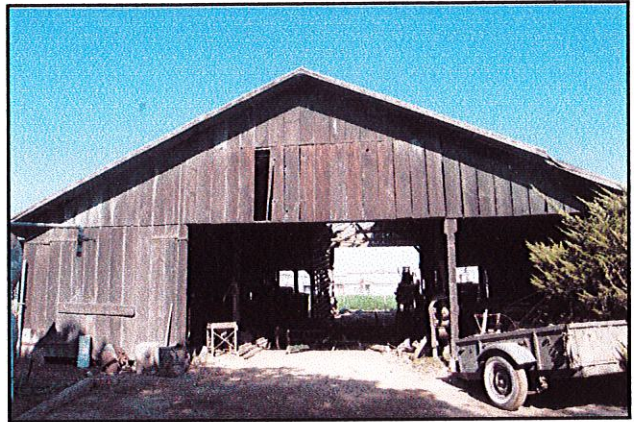


Figure C.10. Large equipment barn, ca. 1912. This view is facing north, toward the south (primary) elevation, featuring the effect of the through plan. Photograph date, November 5, 2002.

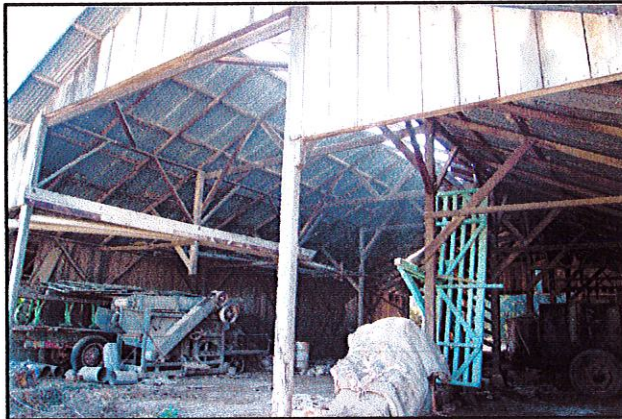


Figure C.11. Large equipment barn, ca. 1912. This view of the interior is facing southeast. Note corrugated metal roof. Photograph date, November 5, 2002.

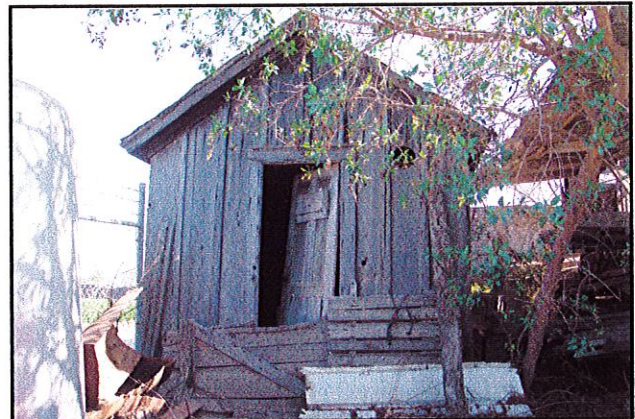


Figure C.12. One-story building, post-1950, located at the north end of the Ancillary Barns/Storage Building Group. This view is facing east, toward the west (primary) elevation. Note board-and-batten exterior wall cladding. Photograph date, November 5, 2002.



Figure C.13. Storage area, post-ca. 1920, located south of the 1-story building in the Ancillary Barns/Storage Building Group. This view is facing southeast, toward the west elevation. Photograph date, November 5, 2002.



Figure C.14. Ancillary wood barn, ca. 1915, located to the south of the storage area in the Ancillary Barns/Storage Building Group. This view is facing southeast, toward the north and west (primary) elevations. Photograph date, November 5, 2002.

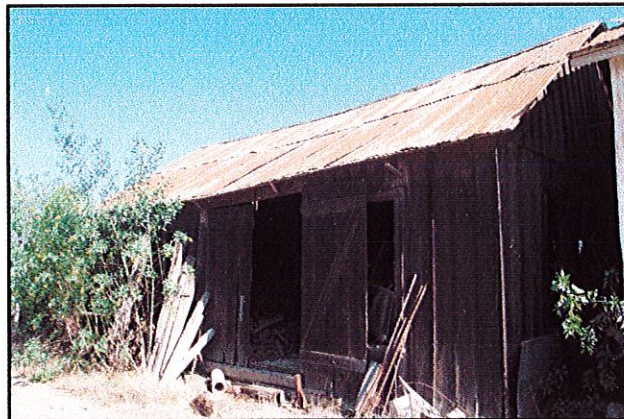


Figure C.15. Ancillary wood barn, ca. 1915. This view is facing northeast, toward the west (primary) elevation. Photograph date, November 5, 2002.

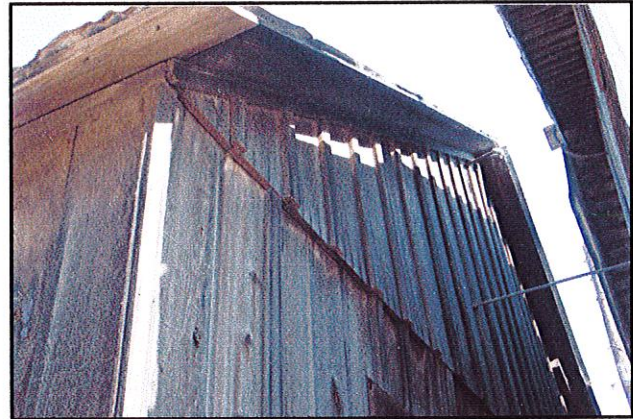


Figure C.16. Ancillary wood barn, ca. 1915. This detail view of the eaves and board-and-batten siding is facing northeast, toward the south elevation. Photograph date, November 5, 2002.

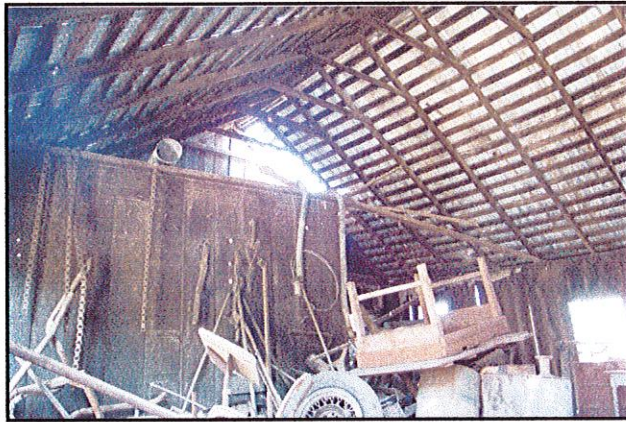


Figure C.17. Ancillary wood barn, ca. 1915. This interior view is facing northeast. Note the corrugated metal roof and the extensive collection of the Pfeiler family's farming implements. Photograph date, November 5, 2002.

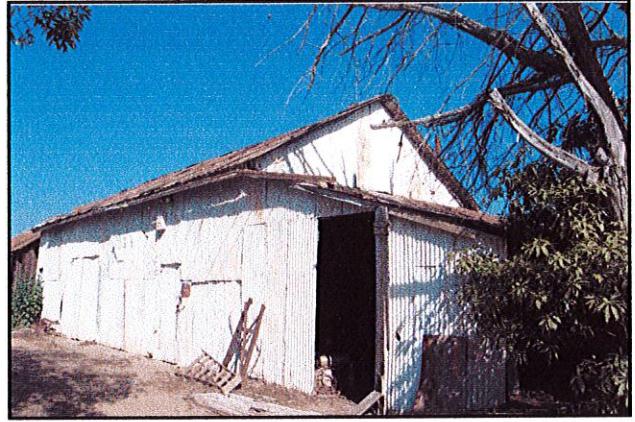


Figure C.18. Metal barn, located to the south of the ancillary wood barn in the Ancillary Barns/Storage Building Group. Originally Albert Pfeiler's cottage located on one of his father Louis Pfeiler's adjacent properties, the cottage was moved to its current location post-1904. It was reconfigured into a barn and shed by 1918. Metal facing was added ca. 1930–1940. This view is facing northeast, toward the west and south elevations. Photograph date, November 5, 2002.

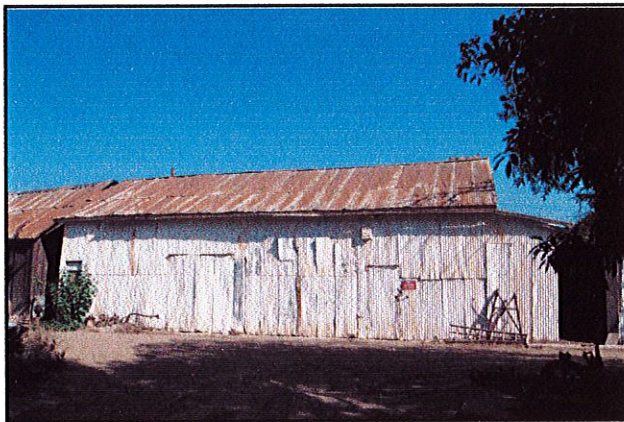


Figure C.19. Metal barn, ca. 1918 and 1930–1940. This view is facing east, toward the west elevation. Note the shed addition to the south (right of frame.) Photograph date, November 5, 2002.

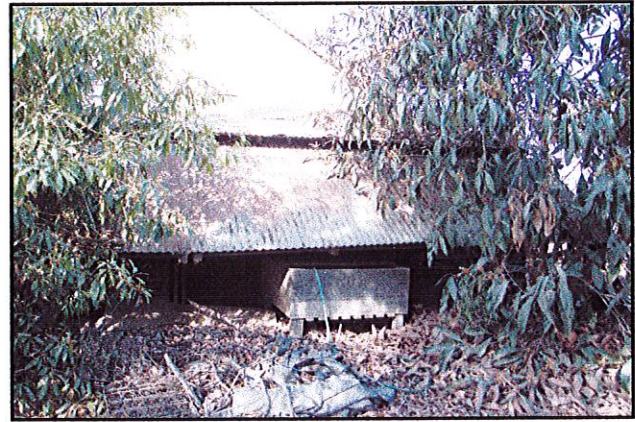


Figure C.20. Shed addition to metal barn, ca. post-1904, located at the south end of the Ancillary Barns/Storage Building Group. This view is facing north, toward the south elevation. Photograph date, November 5, 2002.

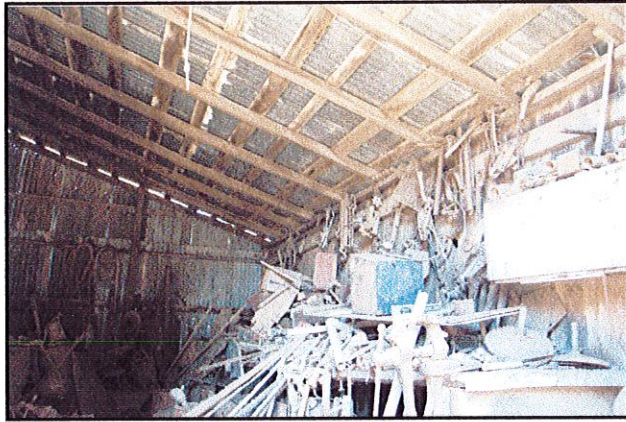
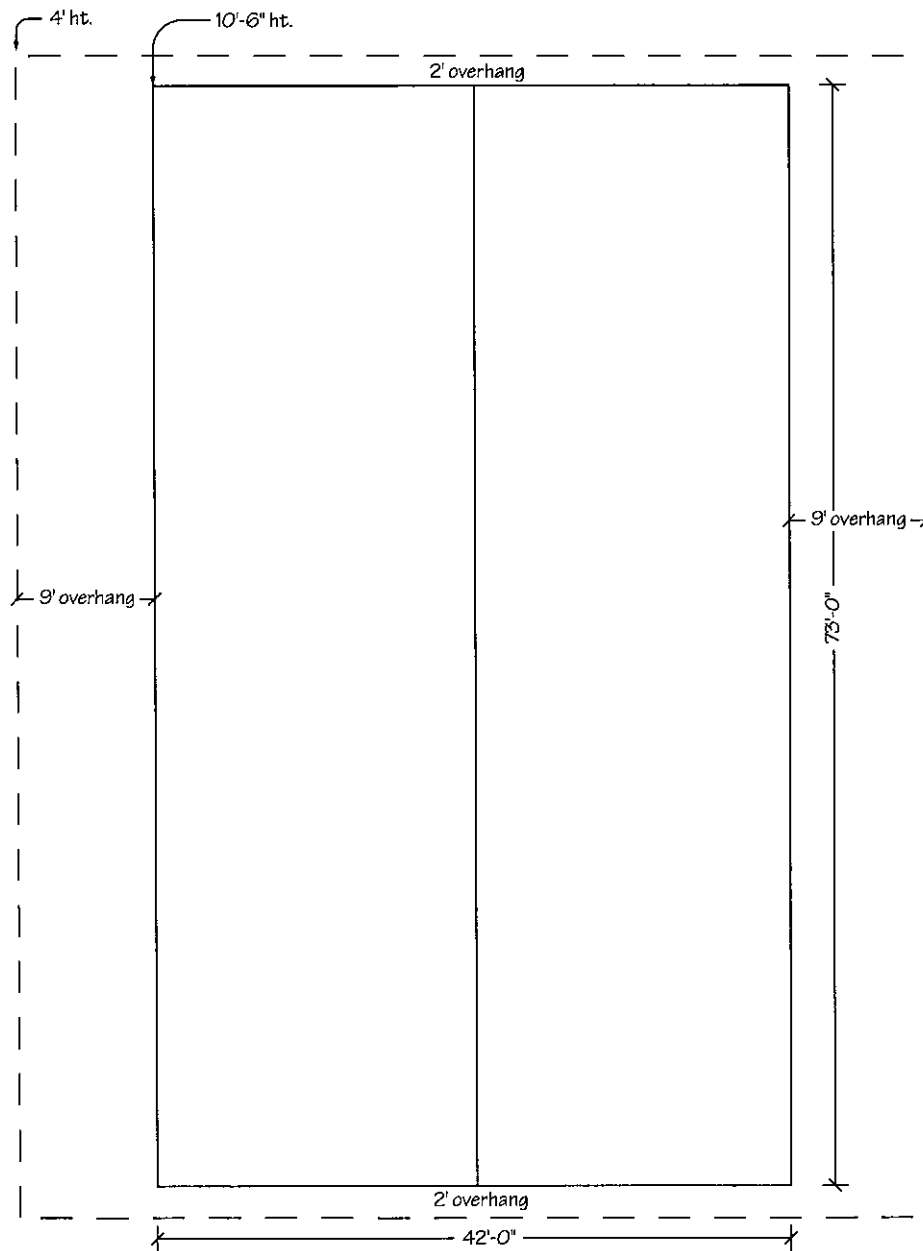
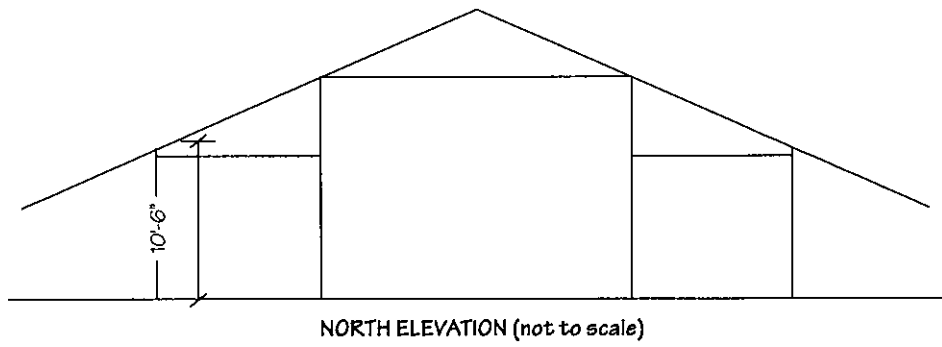


Figure C.21. Shed addition to metal barn, ca. post-1904. This interior view is facing east. Photograph date, November 5, 2002.



SCALE IN FEET

5 0 5 10

Figure C.22. Large barn, ca. 1912.

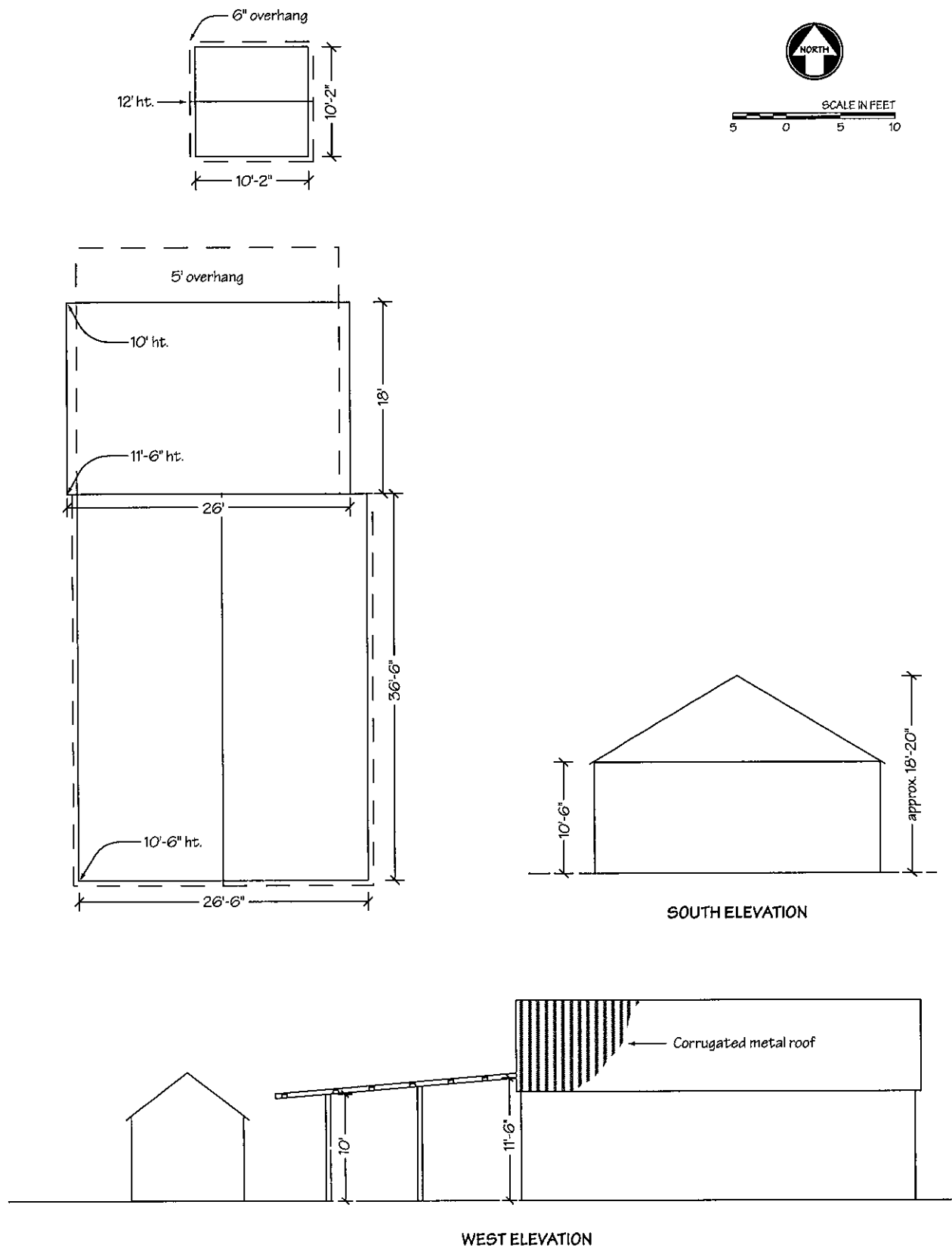


Figure C.23. One-story building, post-ca. 1950; storage area, post-ca. 1920; and wood barn, ca. 1915.

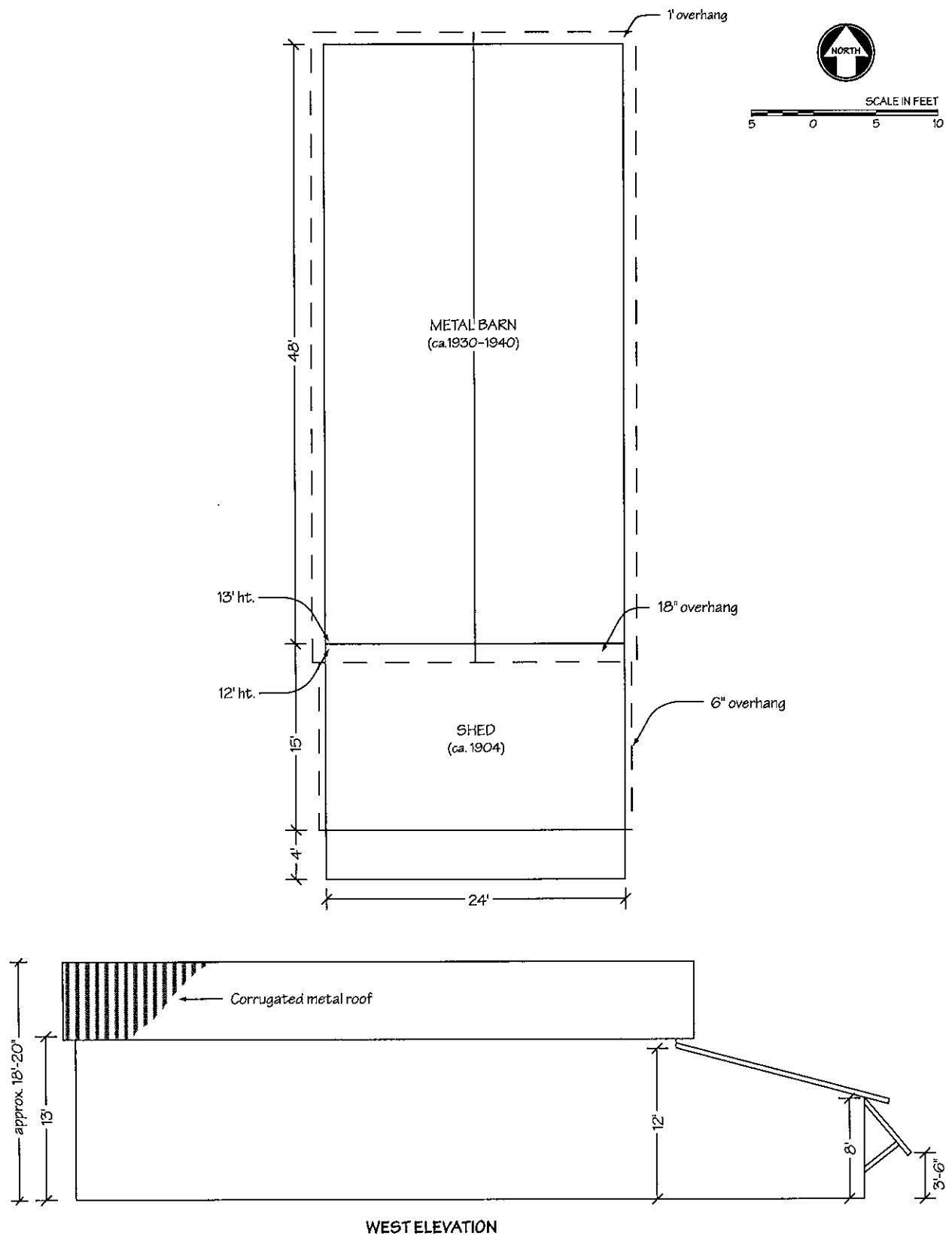
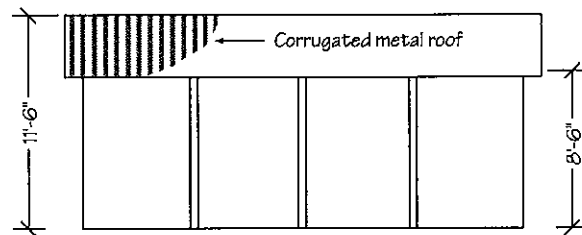
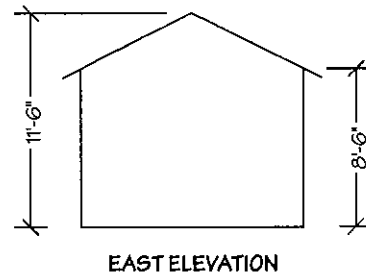
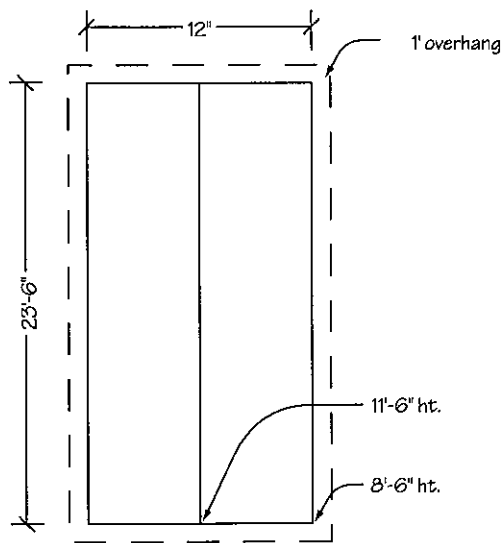
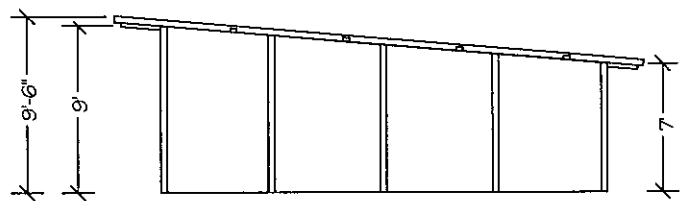
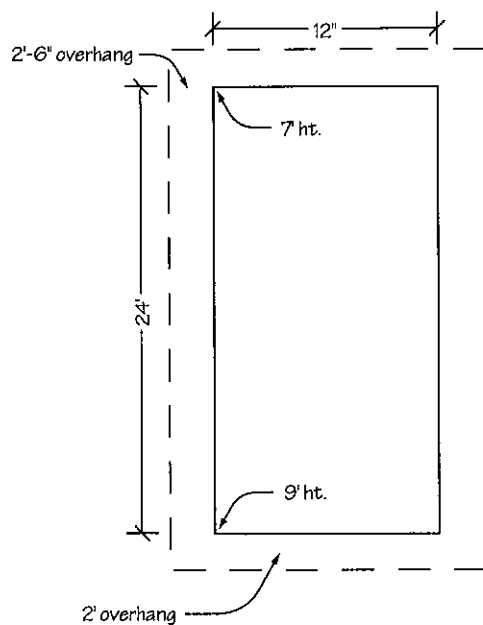
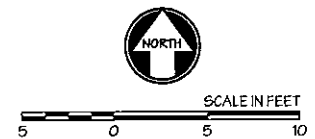


Figure C.24. Metal barn, ca. 1930-1940 and shed, ca. 1904, modified 1915-1918.

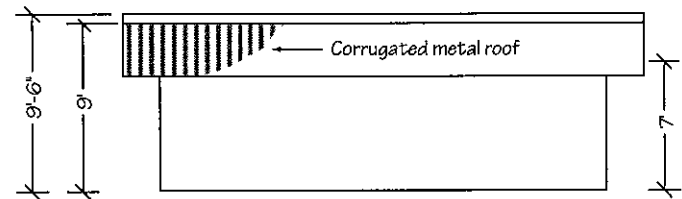


SOUTH ELEVATION

GARAGE ca. 1930



EAST ELEVATION



SOUTH ELEVATION

UTILITY BUILDING ca. 1925-1930

Figure C.25. Garage, ca. 1930 and utility building, ca. 1925-1930.

APPENDIX D

Ventura County Museum of History and Art's List of Farm Implements Stored at the Robert Pfeiler Property as of October 22, 2002

Meat slicer
"Briggs Lemon Association" sign
Wooden beet roller
Buck rake
Stockton plow
Oil tank on wheels
Walnut huller (2 pieces)
Walnut huller (1 piece)
Hay loader
Water trough (2 sections)
Portable welder
Transplanter
Forge basin
Corn planter
Model A truck
Moreland/Continental truck
8-row bean planter
Horse trailer
Sheep shear sharpener
Push cart

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